
Local Plan Sustainability Appraisal Final Report

Development Management Policies

September 2012

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1. Non technical summary

- 1.1.1 The following non-technical summary has been produced to inform consultees and the general public on the appraisal process, avoiding the use of technical terms.
- 1.1.2 The London Borough of Barnet is preparing a collection of planning documents which will guide development in the borough, known as the Local Plan (formerly known as the Local Development Framework (LDF)). The Local Plan will advise on how and where housing, shops, offices, industry, transport and leisure facilities are located over the next 15 years. The first Development Plan Document (DPD) to be produced is the Core Strategy DPD. Alongside this are the Development Management Policies DPD (DMP DPD) which sets out the borough wide policies for implementing development.
- 1.1.3 As essential consideration when drawing up these documents is their effect on the environment and people's quality of life, both now and in the future. Therefore a Sustainability Appraisal (SA) and a Strategic Environment Assessment (SEA) have been carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage.
- 1.1.4 This section summarises the findings of the SA of the Submission draft of the Development Management Policies DPD and subsequent amendments which came out of the public examination process..

1.2 Scoping

- 1.2.1 Before production of the DPDs started, a scoping stage was necessary to propose and agree the appraisal methodology and collate the information needed to carry this out. The appraisal needed to be set within the context of existing plans and policies and an understanding of the current baseline situation was essential to predict effects and identify key sustainability issues and problems.
- 1.2.2 Sustainability is a complex issue so 22 sustainability objectives were produced to consider local issues. The objectives cover a range of social, environmental and economic impacts, for example: improving the education and skills of the population, reducing contributions to climate change and improving air quality.

1.3 Refining options and predicting effects

- 1.3.1 There is more than one way of meeting the needs of people who live and work in Barnet, so various options for development were identified as part of the preferred approach in September 2010. The Sustainability Appraisal tested each of the options and predicted their significant positive and negative impacts on the range of sustainability issues. Recommendations were made on the most sustainable options and these suggestions were fed into the plan-making process. This alongside, public consultation responses, informed the choice of policy approach in the draft submission version of the DMP DPD.

1.4 Changes made – Preferred Approach & Submission draft

- 1.4.1 As the policy approaches were developing, each was appraised to evaluate any specific impacts; the identification of these impacts and proposals for improvement helped fine-tune the plan and enhance its overall sustainability.
- 1.4.2 After extensive public consultation on the policy approaches set out in the Preferred Approach, the draft Submission policies were prepared. Where these policies differed significantly from the earlier policy drafts in the Preferred Approach, a new sustainability appraisal was carried out on the differences, or

significant changes made to the policies. At this stage the appraisal considered the implementation of all policies simultaneously, for example recognising where one policy can provide mitigation for another.

- 1.4.3 No further significant changes are made to the draft Submission policies in response to representations received during the consultation. The changes made either update referencing on the document or make minor revisions to improve the text.

1.5 Mitigation

- 1.5.1 In identifying the effects of the DMP DPD, mitigation measures have been suggested to help combat the impacts arising from the plan. Mitigation measures are to be implemented in the following way:

- Amendments to existing policy wording;
- Additional policy criteria have been included to combat negative effects of others;
- Lower tier documents in the Local Plan will implement mitigation measures, for example, the revised Supplementary Planning Document on Sustainable Design and Construction.
- Identification of areas requiring further study, for example through an Environmental Impact Assessment.

1.6 Consultation

- 1.6.1 Two stages of consultation and public participation on the sustainability appraisal of the DMP DPD have been carried out. As the policies contained in the Core Strategy have already been appraised and because the policies in the Development Management DPD are delivering the objectives set out in the Core Strategy the extent of appraisal is less significant for the Development Management policies. The Core Strategy has undertaken four formal stages of consultation and public participation with ongoing informal comments accepted over the last three years.

1.7 Monitoring

- 1.7.1 Significant effects identified by the Sustainability Appraisal should be monitored to highlight specific performance issues and lead to informed decision making in the future to respond to any adverse effects.
- 1.7.2 The DMP DPD will include a monitoring framework of appropriate indicators. These indicators will form the basis of Barnet's Annual Monitoring Report and will track the performance of the DMP.

2. Introduction

- 2.1.1 Sustainability Appraisal (SA) is required by the Planning and Compulsory Purchase Act. This is the final stage in the Sustainability Appraisal process and follows the publication of the first Scoping Report in October 2007 and the preferred approach report, published in October 2009. This appraisal compliments the four stages of appraisal carried out for the Core Strategy.
- 2.1.2 In response to representations received on the Preferred Approach the Council has produced the draft submission DMP DPD. A total of 229 comments were received to the preferred approach. A total of 113 comments were received at draft submission stage.
- 2.1.3 The aim of the SA is to ensure sustainable development is fully integrated within the draft DMP DPD and forms a key part of evaluation of the DPD at Submission Stage. This report sets out the SA process to date and its findings. The report complies with the requirements of the SEA Directive and the guidance provided by the Planning Advisory Service (PAS).
- 2.1.4 In line with guidance and the iterative nature of the process the report draws on and repeats information contained in the Preferred Approach SA report.
- 2.1.5 Sustainability appraisal has been defined as
*"A systematic and iterative process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved."*¹
- 2.1.6 SA is therefore an ongoing process, which seeks to improve the sustainability performance of a plan by testing it throughout its preparation in order to expose any weaknesses in its contribution to achieving sustainable development. It is an integral part of good plan-making, and to enable it to be effective and worthwhile, the appraisal must start early in the plan-preparation process. By doing so the SA assists with the identification of sustainability issues and options, which in the case of the DMP DPD, will be refined through the SA process into policies to form its eventual content.

2.2 Purpose

*"Sustainable development is central to the reformed planning system. The purpose of sustainability appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of revisions of Regional Spatial Strategies and for new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)."*²

- 2.2.1 This document is the Development Management Policies Sustainability Appraisal and seeks to determine the performance, in terms of sustainability, of the policies.

¹ Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance, Department for the Environment, Transport and the Regions. London, 2000

² Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance, Department for the Environment, Transport and the Regions. London, 2005

Its role is to assist with the identification of the appropriate approach and to predict implications for the policies and to put forward recommendations for improvement where necessary.

2.3 Previous Stages of Sustainability Appraisal

2.3.1 In line with Government guidance the Council has undertaken SA throughout all stages of plan preparation for both the Core Strategy and the Development Management Policies, from the initial pre-preparation and evidence gathering stage, through to the 'Issues and Options', 'Direction of Travel' and 'Publication' stages of Core Strategy preparation the 'Preferred Approach' and draft Submission of the DMP DPD .

2.3.2 **Stage 1: Pre-preparation and Local Evidence Gathering**

The initial stages of preparing the LDF, involving local evidence gathering, policy research and identifying key sustainability objectives, targets and indicators, led to the production of the 'Sustainability Appraisal Scoping Report, in October 2007. The Scoping Report was the first stage in incorporating SA into the Local Development Framework (LDF) process. It set out a review of the baseline information that has been collected so far which gives an understanding of the current state of Barnet and how it may change in the future. It included a draft SA Framework and proposals as to how the SA would be carried out. Through consultation with relevant statutory consultees (English Heritage, Natural England and Environment Agency) and others, feedback was gained on various elements of the Scoping Report which were amended accordingly.

2.3.3 **Stage 2: Issues and Options (Core Strategy)**

The Core Strategy Issues and Options report set out a series of issues facing development in Barnet, and a range of options for dealing with them. These options were therefore appraised against the 22 Sustainability Objectives formulated in the Scoping Report within a matrix and accompanying commentary providing a justification for the appraisal.

2.3.4 **Stage 3: Direction of Travel (Core Strategy)**

Following on from the Issues and Options, the preferred way forward on the key issues for Barnet's future were identified in 'The Direction of Travel'. This approach was developed taking into account a number of sources, including:

- Responses to consultation on key issues and options for the Core Strategy;
- Evidence collected and commissioned;
- Policies and plans of the government and the Mayor of London;
- Barnet's Sustainable Community Strategy and other Council plans and strategies; and
- Other relevant plans and policies.

As with the previous stage, the Direction of Travel policies were appraised against the 22 Sustainability objectives and appraisal consisted of a matrix and accompanying commentary to provide a justification for the appraisal.

Recent amendments to the procedures contained in the Town and Country Planning Regulations 2008 have increased the flexibility for local authorities in developing local development documents. Linked to this, the recommended SA process has also been slightly amended. The Plan-making Manual (Planning Advisory Service) sets out that, under new Regulation 25, it is recommended that

“in commenting on options it would help the public if the performance of different options in the sustainability appraisal is indicated. This is so that they can then see (with the benefit of technical evidence) how different options fare and can in turn use this to assist their own feedback on the options.”³

This stage of the SA therefore contained an appraisal of the alternative options which were deselected at this stage of the Core Strategy preparation. This appraisal can be found in the previous stage of the SA, the 'Core Strategy Sustainability Appraisal Publication Stage'

2.3.5 **Stage 4a: Publication Stage (Core Strategy)**

Following consultation of the Direction of Travel, draft Core Strategy policies were amended accordingly. Many of the changes to Core Strategy policy were considered to be of significance and therefore worthy of SA. These significant changes to Core Strategy policies were appraised against the 22 sustainability objective in a matrix and was accompanied by commentary.

The detailed appraisals of the Issues and Options, Direction of Travel and Publication Stage policies can be viewed in a single document entitled 'Core Strategy Sustainability Appraisal Publication Stage' published in November 2010.

2.3.6 **Stage 4b: Preferred Approach (Development Management DPD)**

This was the first stage of consultation on the DMP DPD which ran concurrently with the Publication Stage of consultation on the Core Strategy. It identified options and the preferred policy approach for the DMP policies. The results of the appraisal of the alternative options are set out in the appendix. The detailed appraisals of these options and policies can be found in the 'Sustainability Appraisal Development Management Policies Preferred Approach'.

2.3.7 **Stage 5a: Pre-Submission Amendments to the Core Strategy**

In response to comments on the publication stage and general updating pre-submission amendments were produced for the Core Strategy for a final period of consultation.

2.3.8 **Stage 5b: draft Submission (Development Management DPD)**

This was the second stage of consultation on the DMP DPD which ran concurrently with consultation on the pre-Submission Amendments to the Core Strategy. It set out the final policies for Development Management which made changes in response to the consultation, the comments made in the 'Sustainability Appraisal Development Management Policies Preferred Approach' and other necessary amendments and update and improve the document.

2.3.9 **Stage 6: Examination and Further Proposed Changes**

The Examination in Public (EiP) of the Core Strategy and Development Management Policies took place in December 2011. Following the EiP into the Core Strategy and Development Management Policies DPDs the Council proposed further changes to both documents. Only the changes made which go to the soundness of the document were subject to Sustainability Appraisal. These can be found in the document 'SA on Further Proposed Changes to Barnet's Development Management Policies and Core Strategy DPD' and have been incorporated into this final SA document.

^{3 3} Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance, Department for the Environment, Transport and the Regions. London, 2005

3. Appraisal Methodology

Which sets out the approach taken to the appraisal and how it relates to the guidance, who was consulted and any difficulties encountered

3.1 The sustainability framework

3.1.1 The SA criteria, which set out the Council's sustainability objectives, have been the principal tool in the appraisal of both the Core strategy and the DMP DPD during their development. This is known as the Sustainability Framework (but is sometimes referred to as the 'sustainability objectives'). The Sustainability Framework was devised within the Sustainability Appraisal Scoping Report in 2008 and has been amended following consultation to include more clarification over certain key objectives.

3.1.2 The sustainability framework has formed the basis of the SA of the DMP DPD.

3.2 Approach taken for sustainability appraisal of the DM policies

3.2.1 The formal appraisal of the DM policies at the Preferred Approach Stage has taken the form of a matrix. This follows the approach identified in the guidance published as part of the Plan Making manual on the Planning Advisory Service website and the content of the SEA guidance published in 2005.

3.2.2 The sustainability framework has been used to assess the impact of the amendments to the DM policies – predicting likely significant effects. As the guidance states, we are only required to assess the likely significant effects of the Core Strategy, not all possible effects. The matrix does this in terms of 'positive effects' or 'negative effects', the timeframe, – short to long term, and whether the effect will be permanent or temporary.

3.2.3 Mitigation is considered following this assessment of significant effects considering potential to mitigate adverse impacts and also to maximise positive impacts. Alternatives to policy wording may be suggested.

3.3 Who was consulted and when?

3.3.1 As required by the SEA Regulations the statutory consultees were consulted for the Scoping Report. Letters were sent in October 2007 and responses were received from all three statutory consultees. The Environment Agency and English Heritage provided substantial comments raising the following issues:

- The absence of an SFRA from the evidence base
- Various amendments to the objectives and suggestions for indicators
- Amendments and suggestions to widen the scope of the baseline data
- The identification of a number of further environmental problems affecting the historic environment
- English Nature noted the requirement to comply with the appropriate assessment regulations

3.3.2 In June 2008 the Sustainability Appraisal was published alongside the Core Strategy Issues and Options consultation.

3.3.3 In October 2009 the Sustainability Appraisal was published alongside the Core Strategy Direction of Travel consultation. Two comments on the appraisal were made by English Heritage. Their comments were on aspects of the heritage environment not being covered by the sub-objectives in the framework and the impact which tall buildings could have on the wider sustainability of the borough.

- 3.3.4 In September 2010, the Sustainability Appraisals were published alongside the Core Strategy Publication Stage consultation and the DMP Preferred Approach documents.

3.4 Difficulties encountered in compiling information or carrying out the assessment

- 3.4.1 The June 2008 update to the Scoping Report identified the following evidence gaps

Table 1 – Gaps in the evidence base

Gap	When
Strategic Flood Risk Assessment	Completed August 2008
Barnet Town Centres (Retail and Other Uses) Study (PPS6)	Completed April 2009
Open Space, Sport and Recreation Assessment of needs and opportunities (PPG17)	Completed November 2009
Habitats Directive Assessment (screening)	Completed June 2008
Employment Land Review (PPG4)	Completed July 2009
Biodiversity Action Plan	Using the London BAP
Characterisation Study	Completed 2010
Strategic Housing Market Assessment	Completed 2011
Strategic Housing Land Availability Assessment	Completed summer 2009
Joint Strategic Needs Health Assessment	Completed March 2009

- 3.4.2 Many policies are specific and only have an impact on their aspects of the sustainability objectives in the matrix i.e. a social policy generally only impacts the social objectives, therefore it is better to try and look at things cumulatively. At the same time it should be noted that the relationship between policies is complex and it depends on what actual development comes forward in order to implement them. This is where monitoring is key to help determine the impacts and effects of policy implementation.
- 3.4.3 Much of the SA cannot be assessed in quantitative terms, therefore the analysis produces a broad based qualitative prediction. Further data will improve the SA in particular on flooding, biodiversity and energy use. The same data will be used as part of the evidence base for the LDF.
- 3.4.4 Annual monitoring of both the Core Policies and Development Management Policies will illustrate Barnet's progress in achieving it's Local Plan objectives.

4. DMP preparation

4.1.1 The DMP DPD replaces parts of the Unitary Development Plan (UDP) (adopted May 2006). The LDF Development Management Policies (DMP) DPD sets out the borough-wide planning policies that implement the Core Strategy and will be used for day to day decision making by the Planning Service and for planning committee determinations. The DMP DPD sets out the policy basis for delivering the long-term spatial vision and strategic place-shaping objectives in Barnet which are set out in the Core Strategy.

4.1.2 Development management is a shift in approach from the former development control and involves seeking balanced planning decisions that support positive and sustainable development but resist inappropriate or harmful schemes. It aims to solve problems rather than create compromise that pleases no one. In many respects Barnet is already delivering this approach through the Three Strands Approach of protection, enhancement and consolidated growth.

4.2 Other Local Plan Documents

4.2.1 Barnet's Local Plan will contain a number of documents which will help to achieve the vision and objectives set out in the Core Strategy. These documents are:

Core Strategy DPD – which contains the strategic vision, objectives and place shaping policies to deliver the vision and objectives.

Site Allocations DPD – which will set out the Council's proposals for places that are expected to experience significant development.

North London Waste Plan – which will identify sites for major recycling and other waste handling facilities in North London and set out policies relating to waste. It is being jointly prepared by Barnet and six other borough's in the North London Waste Authority area.

Supplementary Planning Documents (SPDs) – these will give detailed guidance on how the Council's planning strategy and policies will be implemented for specific topics, areas or sites. Although they will not form part of the statutory development plan for Barnet, and will therefore not have the same weight in decision making. However, they will become important considerations in the determination of planning applications. An example is Barnet's SPD for Sustainable Design and Construction.

4.3 How we have prepared the DMP DPD

4.3.1 The main stage in the preparation of the DMP DPD has been the Preferred Approach consultation. This set out the proposed policies and the alternatives to them. Consultation coincided with the Publication stage of consultation on the Core Strategy.

4.3.2 The remaining stages of DMP DPD preparation are as follows:

- Submitting the DMP DPD to the government ('Submission') for a public examination, where the document is assessed by a Planning Inspector;
- Publication of the Inspectors report; and
- Adoption of the DMP DPD by the Council.

4.3.3 The preparation of the DMP DPD has taken into account many sources of information including the results of consultation exercises on the Core Strategy, in particular:

- Responses to public consultations on key issues and options for the Core Strategy, the Core Strategy Direction of Travel and the Core Strategy Publication Stage;
- Responses to the public consultation on the DMP DPD preferred approach
- The evidence base documents which we have collected and commissioned;
- Barnet's Sustainable Community Strategy and other relevant plans and strategies;
- National and regional policies and plans
- Sustainability Appraisals of the Core Strategy at earlier stages of preparation.

4.4 Public consultation

- 4.4.1 The preparation of the Core Strategy has involved three main stages of public consultation. The preparation of the DMP DPD has involved one main stage of public consultation. On the Core Strategy we firstly gathered views on the key issues facing the borough and the options for tackling them. The Issues and Options consultation ran from June until September 2008. The results of this consultation helped inform the development of our Core Strategy Direction of Travel.
- 4.4.2 The next stage of consultation, the Direction of Travel, ran from November 2009 until January 2010. This consultation generated over 2,000 written comments from 334 respondents.
- 4.4.3 Engagement on the previous stage of the Core Strategy – Publication Stage ran from September until November 2010 and generated 247 comments from 44 respondents. The comments and input we received from consultation and involvement were taken into consideration in the drafting of this version of the Core Strategy.
- 4.4.4 Consultation on the DMP DPD ran from September until November 2010 and generated 219 comments from 34 respondents. The comments and input we received from consultation and involvement to date on both the Core Strategy and DMP DPD were taken into consideration in the drafting of this version of the DMP DPD.
- 4.4.5 Consultation on the draft Submission Development Management Policies ran from 11 May until 22 June 2011 and generated 113 representations from 25 respondents. The majority of the responses raised objections with sixteen supports. Where appropriate the comments were taken into consideration in drafting the Submission Development Management Policies.
- 4.4.6 For each stage of consultation we have published a Consultation Report that gives detail of the consultation carried out, summarises the comments received and sets out the Council's response to them.

4.5 Supporting evidence

- 4.5.1 The final Core Strategy and DMP DPD needs to be based on a thorough understanding of the issues and challenges the borough will face in coming years. The policies therefore must be supported by robust evidence. We have collected and commissioned a wide range of studies to inform the preparation of the LDF which is known as the "evidence base".
- 4.5.2 Barnet's published evidence base for the Core Strategy and DMP DPD includes, but is not limited to, the following –
- Demographic information including Census data and GLA projections

- the Sustainability Appraisal
- Barnet's Affordable Housing Viability Assessment
- Barnet's Annual Monitoring Reports
- Barnet's Characterisation Study
- Barnet Employment Land Review
- Barnet's Housing Needs Study 2006
- Barnet's Infrastructure Delivery Plan
- Barnet Open Spaces, Sport and Recreational Facilities Needs Assessment
- Barnet Town Centres Floorspace Needs Assessment and 2010 Update
- BRE Housing Stock Model Update for Barnet 2009
- Crime, Disorder and Substance Misuse Strategic Assessment
- Joint Strategic Needs Assessment for Health and Social Care
- London Biodiversity Action Plan
- London Strategic Housing Land Availability Assessment
- London Town Centre Health Check Analysis Report
- London Regional Landscape Framework
- North London Strategic Flood Risk Assessment
- Decentralised Energy Planning Initiative
- Barnet's Tall Buildings Study
- North London Strategic Housing Market Assessment

4.6 Barnet's Sustainable Community Strategy and other relevant plans and strategies

4.6.1 The Core Strategy and DMP DPD needs to take into account other plans and strategies that influence the borough. The Sustainable Community Strategy is the 'umbrella strategy' for all the plans and strategies of our key partners. The Local Strategic Partnership (One Barnet Partnership Board) revised the borough's Sustainable Community Strategy (SCS) for the period 2010 to 2020. One Barnet sets out the strategic vision for Barnet as a place and provides the vehicle for considering and deciding how to address difficult cross-cutting issues such as maintaining the quality of life that makes the borough an attractive place to live.

4.6.2 Other strategies which have influenced development of the Core Strategy and are relevant to the LDF include the following:

- Three Strands Approach – Protection, Enhancement and Consolidated Growth
- One Barnet Programme
- Corporate Plan
- Children and Young People's Plan,
- Older People's Commissioning Strategy,
- Housing Strategy,
- Health and Well-being Commissioning Framework
- Regeneration Strategy and
- The Safer Communities Strategy

4.7 National and regional policies and plans

- 4.7.1 The adopted London Plan published in July 2011 provides the London-wide context for borough planning policies. This version is currently the statutory development plan for the borough and the starting point for decisions on planning applications. The Core Strategy must have cognisance of this strategic background and be in general conformity with it as well as being consistent with national planning guidance.
- 4.7.2 Our planning documents must also be consistent with national policy prepared by the government in Planning Policy Statements/Guidance (PPSs/PPGs), unless we have strong evidence that an alternative approach is more appropriate in Barnet.
- 4.7.3 Barnet's Sustainability Appraisal Scoping Report was produced in June 2008. Since then there have been significant changes to national planning policy guidance through updates to Planning Policy Statements. These changes have been taken into consideration in producing this SA report and are listed and summarised briefly below.
- 4.7.4 **PPG 13 Transport updated January 2011** - The amendments affect parking standards for new residential development and abandon parking charges being set to encourage use of "alternative" methods of transport.
- 4.7.5 **PPS 10 Planning for Sustainable Waste Management - updated March 2011** to ensure that it incorporates the new waste hierarchy set out in the revised Waste Framework Directive (2008/98/EC).
- 4.7.6 **PPS 3 updated June 2011** - Three key changes: the definition of previously developed land in Annex B now excludes private residential gardens; and the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47. This is part of the drive to put power back into the hands of local authorities and communities to decide the best locations and types of development needed. A third category of affordable housing has been defined, 'affordable rent' which is accommodation let at up to 80% market rates.
- 4.7.7 **PPS4 updated December 2009** - brings together different strands of policy to provide an overarching framework for economic development, to include development within B Use Classes, public and community uses and main town centre uses, which of course includes retail. The overarching objective of the PPS is 'sustainable economic growth' through the familiar themes of regeneration, reducing the need to travel, promoting town centres, and tackling deprivation.
- 4.7.8 Whilst a shift from the previous adopted PPS6 in large part it reaffirms thinking set out in the draft PPS4. The policy now seeks that proposals for economic development are considered favourably where they don't have significant adverse impact and meet the sequential approach (Policies EC10 and EC17). The need test has been removed for Development Control purposes, although Council's are still required to consider need in preparing their LDF's. No competition test is included within the policy, but the aim of enhancing competition remains.
- 4.7.9 **PPS25 updated March 2010** - The changes are very similar to those proposed in the consultation document. The recent report by CLG confirms overwhelming support for the change in definition of food zones. If implemented in the way CLG intends, this change will pave the way for a more sensible interpretation of Functional Floodplain.
- 4.7.10 **PPS5 updated March 2010** - The streamlined PPS5 replaces existing planning guidance in PPGs15 and 16 and introduces a number of new concepts aimed at encouraging better understanding and management of the historic environment,

in order to capitalise on the social and economic benefits of well considered conservation and regeneration. PPS5 and the Practice Guide now take an integrated approach to all types of heritage asset such as buildings, archaeological remains, monuments, landscapes, parks & gardens and even historic battlefields. It is the significance of an asset that policy now sets out to promote and protect, and steps for determining and recording significance are outlined in the Practice Guide. For Local Authorities it means greater clarity on the acceptability of development relating to the historic environment.

- 4.7.11 **National Planning Policy Framework** – Published in March 2012 and replaces the existing suite of planning policy statements (not including PPS10 and some Planning Circulars). Introduces the presumption in favour of sustainable development and streamlines the national planning policy framework into one concise document. Retains much of the principles set out in previous PPS including the approaches to town centre first, green belt, flood risk, heritage, employment land and housing delivery.
- 4.7.12 As part of the examination process in early September 2011 the council produced a general statement of conformity of Barnet's Core Strategy and Development Management documents with the draft National Planning Policy Framework. The conclusion of the statement considered that the Core Strategy and DMP documents are generally in keeping with the National Planning Policy Framework.

4.8 Other relevant plans, strategies and policies

- 4.8.1 The table 1 in the SA of the Core Strategy sets out the policies, plans, programmes and strategies reviewed as part of the SA process. These were used to help identify issues of relevance in the borough, and helped produce our sustainability objectives against which the LDF could be appraised.

4.9 Sustainability appraisal of the DMP DPD

- 4.9.1 The preparation work for the DMP DPD includes a sustainability appraisal to assess its environmental, social and economic impacts. This has helped to make sure that policies are sustainable by identifying any likely harmful impacts and suggesting ways to mitigate them and maximise beneficial impacts.
- 4.9.2 As sustainability appraisal has taken place at all stages of Core Strategy preparation which has been used to support the appraisal for the DMP DPD. Each sustainability appraisal has been consulted upon and comments received have been taken into consideration.

4.10 Habitats Directive Assessment and Equalities Impact Assessment

- 4.10.1 A Habitats Directive Assessment has also been carried out for the Core Strategy. This is a process to determine whether the Core Strategy's emerging approach and policies are to have any likely significant effects on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites. This screening assessment found that no likely significant effects were likely and therefore it was not necessary to carry out Task 2 (Appropriate Assessment) or Task 3 (mitigation and alternative solutions) of the Habitats Regulations Appropriate Assessment process.
- 4.10.2 The DMPD DPD was subject to an equalities screening assessment at the Preferred Options stage in September 2010. The assessment concluded that

there were no high impacts on equalities arising from the document and therefore a full Equalities Impact Assessment was not required.

5. Sustainability issues in Barnet

5.1 Baseline characteristics

- 5.1.1 A baseline assessment involves looking at the existing environmental, social and economic characteristics of the area being appraised, and how these might develop without intervention. Accurate baseline information is useful for ensuring that a defined 'start point' is used for sustainability appraisal. It must be borne in mind that the baseline data was formulated as part of the Sustainability Appraisal Scoping Report in 2007/08.
- 5.1.2 As part of the SA it is necessary to identify the key sustainability issues facing the borough from the baseline data collected as part of the Sustainability Appraisal Scoping Report. This baseline data gives us a snapshot of the borough prior to the formation of the Core Strategy. Issues have been set out under the categories of economic issues, environmental issues and social issues. There are of course some issues that cut across more than one of the categories identified. To avoid duplication these cross cutting issues have been limited to one category only.

5.2 Economic Issues

- 5.2.1 In the financial year 2006/07 the percentage of people in employment in Barnet was 71.2%, which is slightly higher than the percentage for London. Projections suggest that the population of Barnet will reach 367,400 by 2021 with growth focused predominately in the west of the borough.
- 5.2.2 However Barnet's economy has been stagnating with the loss of 5,000 jobs between 2001 and 2007 with only the public sector growing in this period when the national economy was growing as a whole and London grew by 1.5%. The main sectoral strengths are retail, business services and health and social services. There is a high proportion of small firms providing 32% of employment. There is only minor specialisation in Barnet's economy with retail providing the greatest specialisation with over 30% more employed in this sector – more than would be expected in an equivalent economy.
- 5.2.3 There is a wide skills gap. Barnet has a high level of very skilled people of employment age in comparison to other boroughs - nearly 60% of those employed who live in the borough work in professional or managerial roles. Equally it has a sector that lacks the skills necessary to gain employment. This can be evidenced by the six super output areas that are within the 10 per cent most deprived nationally.
- 5.2.4 Parts of the borough suffer from poor transport accessibility especially in Mill Hill, High Barnet and East Barnet. There is a high dependency on travelling by car . Barnet is a major net exporter of labour. With 47,400 people commuting into Barnet in 2001, almost double (85,800) commuted out of the borough to work although this is similar to other outer London boroughs.
- 5.2.5 The conflict between opposing land uses, in particular balancing housing needs with the protection of employment land and open space – Barnet hosts a range of employment land, but this is declining. With a stagnating economy the pressure on releasing employment land is high yet giving in to this pressure will only reduce opportunities to new and developing businesses.
- 5.2.6 The need to support development in existing centres and ensure the health of town centres – in accordance with Barnet's Three Strands Approach. Intensified mixed use development is likely to take place in town centres, whilst protecting and maintaining the suburban and more rural areas of the borough.

5.3 Environmental Issues

- 5.3.1 Over the next two decades we will build over 28,000 new homes and regenerate our areas of concentrated deprivation. Many of these new builds will attract younger and more ethnically diverse communities and in 20 years the boroughs population is likely to exceed 380,000. With this growth will come new business, retail and leisure facilities and significant employment opportunities.
- 5.3.2 We need to understand what tackling climate change means in an aspirational, growth area. There is a clear tension between the benefits of an economically vibrant and developing community and the environmental impact of the activities of that community. We must increase awareness, facilitate behaviour change and demonstrate the longer term economic benefits of good environmental practice.
- 5.3.3 Because of poor air quality the whole of Barnet has been designated an Air Quality Management Zone. The air pollution targets set by DEFRA are exceeded along large stretches of the main roads that cross the borough, such as the A406 and the A1. The Council fails on particulates (PM10) and nitrogen dioxide. In part this pollution is down to congestion as the A406 suffers significant congestion, in particular between its junctions with the A5 and A1 and at the eastern side of the borough adjacent to Enfield. This congestion has an adverse knock on effect on many borough roads.
- 5.3.4 Car ownership within Barnet is relatively high compared to London and outer London with the 2001 census identifying that 26.1% of Barnet households had access to a car or van which is less than the outer London average of 28.6%. The 2001 census revealed that over 59,000 Barnet residents chose to drive to work.
- 5.3.5 Improved public transport and cycling facilities could help to mitigate this issue. However there are relatively few cyclists in Barnet, (0.6% of trips undertaken by Barnet residents are by cycling). A possible reason for this low level of cyclists could be the high number of traffic casualties in the borough. 147 people were killed or seriously injured in road traffic accidents in 2007/08 – this is nearly double the England average. There is significant potential for cycling though with 31% (38,000) of Barnet residents travelling less than 5km to work in 2001.
- 5.3.6 London is responsible for 8% of the UK's CO2 emissions. Barnet's carbon footprint is higher than the London average at 12.31 tonnes compared with the average 11.38 tonnes (2005 data). Given the residential nature of the borough just over half of these emissions come from households with the remaining half split equally between transport and industry/commerce. The average SAP rating for the energy efficiency rating for Council owned property increased to just over 70 in 2007/08 which almost matches the best result in England but council property only makes up 13% of the total housing stock. Private home ownership is high at around 70%.
- 5.3.7 Barnet has a green and open character and benefits from having 2,466 hectares of green belt, 690 hectares of metropolitan open space and over 200 parks – 16 of which are 'premier parks'. With expected growth of the population at 12% over 15 years there may be pressure to carry out development on greenfield sites. We also need to ensure greater access to those areas that are lacking in good quality open spaces. Adjacent development will also increase pressure on biodiversity and habitats which may need greater protection.
- 5.3.8 We need to minimise waste arisings and deal with waste locally and in sustainable manner – need to increase waste recycling in order to reach more sustainable levels. Just over 30% of household waste was recycled in 2007/08

with 438 kg of waste collected per head of population. New major developments will provide opportunities to implement better recycling facilities.

- 5.3.9 Flood risk and managing surface water run off through the use of Sustainable Drainage Systems – Barnet lies within the Brent River catchment which flows into the Thames at Brentford. There are over 14,000 meters of water courses in the Borough.
- 5.3.10 There will be a greater need to protect the 18 conservation areas and 1,300 nationally listed buildings in the borough with the expected growth in population. Conservation of the historic environment is important because these areas and buildings are an integral part of the borough's heritage and development.
- 5.3.11 Noise nuisance and vibration – some adjacent uses such as housing and employment land can pose difficulties in terms of their compatibility. This can lead to complaints regarding noise pollution. The number of complaints received by Environmental Health Officers each year is increasing significantly and as the borough's population grows this issue is only set to increase.

5.4 Social Issues

- 5.4.1 The growth in the borough will change our existing communities, attracting a much younger and diverse population. Over the next 10 years there will be a marked increase in the number of children aged between 5-14 years old and number of people over 65. Making housing choice for older people more attractive as well as locally accessible could make the housing stock in Barnet more flexible. Owner occupation is high, accounting for around 70% of households. The housing stock in the Borough comprises apartments (39%), semi-detached (31%), terraced dwellings (18%) and detached homes (11%).
- 5.4.2 Health inequalities exist in Barnet spatially and by gender. Men in affluent wards such as Hampstead Garden Suburb have an average life expectancy which is up to seven years longer than their counterparts in Colindale. In an attempt to counter this trend Barnet is piloting a project known as 'Finding the 5000' which will through social marketing target people in the most deprived areas of Barnet tackle the high rates of Coronary Vascular Disease (CVD) that occur in Barnet's social housing stock.
- 5.4.3 We are faced with an imbalanced housing stock with 1 household in 3 considered to under-occupy, while the demands for increased housing choice, affordable housing, and family homes to meet aspirations of home ownership are increasing.
- 5.4.4 Between 2001 and 2004 statistics revealed that deprivation in Barnet had increased. In 2007 new statistics revealed that this trend is continuing. This data released in December 2007 shows that Barnet just comes within the 36% most deprived local authority areas in the country. We have six super output areas within the 10 per cent most deprived nationally with much of the highest deprivation existing in the western part of the borough. The growth areas identified in this part of the borough gives us the opportunity to address issues of inequality and deprivation.
- 5.4.5 The infrastructure to support growth including schools, healthcare, community facilities, parks, utilities, improvements to transport connectivity needs to be developed on a collective understanding of how the needs of our residents are changing.
- 5.4.6 Crime and fear of crime have significant effects on the quality of people's lives in the borough although instances of recorded crime are actually falling in the borough.

- 5.4.7 An increasing population will mean increased pressure on community facilities. There will be a greater need for the efficient distribution of goods and services.
- 5.4.8 Educational attainment in the borough is high. Just under 70% of pupils achieved more than 5 GCSEs at A-C level. The average in England is 63%. However there will be a large growth in population over the plan period and we need to ensure that the quality and quantity of all education facilities is maintained within the borough across all age groups.
- 5.4.9 The diagram below illustrates how some of the key trends in the borough may evolve in the absence of the development plan documents.

	What's the situation now?	What's the likely situation in the future without the plan? (2016)
Affordability (affordable dwellings completed as a % of all new housing completions)	29.5 % (2005/06)	- likely to have decreased
Barnet Town Centre Vacancies (% of vacant units within regional, district and major town centres)	7 % (2006/07)	+ likely to have increased
Employment (B1/B2 floor space lost to residential use in hectares)	0.66 ha (2006/07)	+ likely to have increased
Sustainable Transport (% of the resident population who travel to work by public transport)	37 % (2001))	- likely to have decreased
CO₂ Emissions per Household in Barnet (Average tonnes per household)	6.11 Tonnes (2007)	+ likely to have increased
Housing Stock (% of dwellings with 5 or more habitable rooms (excluding bathrooms))	57 % (2001)	- likely to have decreased
Employability (%16-18 year olds not in education, employment or training) (NEET)	4.6% (Nov-Jan 08)	+ likely to have increased

6. The SA framework and objectives

6.1.1 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives, provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives are distinct from those of the Core Strategy, but in some cases may overlap.

6.1.2 The 22 sustainability objectives were developed in the Sustainability Appraisal Scoping Report and are based on the government's four themes of Sustainable Development as set out in the strategy "A Better Quality of Life" in 1999. These are:

- Maintenance of high and stable levels of economic growth and employment;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Social progress which meets the needs of everyone.

6.1.3 The table below sets out the objectives and their associated sub-objectives:

Objective	Sub-Objectives – Will the Policy.....?
Economic	
To encourage sustained economic growth and contribute to economic prosperity	<ul style="list-style-type: none"> • Improve business development • Enhance the image of the area as a business location • Improve the health of Barnet's town centres • Increase economic activity
To offer the opportunity for rewarding and satisfying employment	<ul style="list-style-type: none"> • Help reduce unemployment, in particular in the wards of the borough where it is the highest • Promote flexible forms of working
To encourage and accommodate both indigenous and inward investment	<ul style="list-style-type: none"> • Encourage indigenous business • Encourage inward investment • Make land and property available for business development
To reduce disparities in economic performance & promote regeneration	<ul style="list-style-type: none"> • Promote regeneration; reducing disparity with surrounding areas
Environmental	
To reduce the effect of traffic on the environment	<ul style="list-style-type: none"> • Promote the use of calming measure to reduce traffic volume • Increase the proportion of journeys using modes other than the car • Encourage walking or cycling • Reduce the need to travel • Improve access to public transport
To maintain and enhance the quality of landscapes, townscape and local distinctiveness	<ul style="list-style-type: none"> • Improve the landscape and ecological quality and character of open spaces • Minimise visual intrusion and protect views • Help to preserve and record archaeological features
To conserve and enhance the borough's existing biodiversity and seek to increase where possible	<ul style="list-style-type: none"> • Ensure the protection and enhancement of the Special Areas of Conservation • Protect and enhance the borough's Sites of Special Scientific Interest and Sites of Metropolitan Importance for Nature Conservation • Encourage protection and enhancement of and increase number of tree • Conserve and enhance species diversity; and in particular avoid harm to protected species • Encourage the use of green roofs, landscaping or open space to improve

Objective	Sub-Objectives – Will the Policy.....?
	biodiversity.
To reduce the risk of flooding for people and property	<ul style="list-style-type: none"> Minimise the risk of flooding from rivers and watercourses to people and property Reduce surface water run-off and promote the use of sustainable urban drainage systems (SUDS) Take a sequential approach to the location of new development away from areas at highest risk of flooding
To improve air quality	<ul style="list-style-type: none"> Improve air quality Achieve the objectives of the Air Quality Management Plan Contribute to a reduction in the levels of NO2 and PM10 in the borough.
To conserve and where appropriate enhance the historic environment and cultural assets	<ul style="list-style-type: none"> Protect and enhance conservation areas and other sites, features and areas of historic and cultural value. Protect listed buildings and historic parks and garden Help preserve and record archaeological features Maintain and strengthen local distinctiveness and sense of place
To achieve sustainable management of waste	<ul style="list-style-type: none"> Increase the re-use of materials Increase rates of recycling and composting, or recovery of energy from waste Reduce hazardous waste Reduce waste in the construction industry
To reduce contributions to climate change and reduce vulnerability to climate change	<ul style="list-style-type: none"> Limit emissions of greenhouse gases Ensure that the borough is prepared for the impacts of climate change
To increase energy efficiency and the proportion of energy generated from renewable sources	<ul style="list-style-type: none"> Lead to an increased proportion of energy needs being met from renewable energy sources Increase energy efficiency in the Borough's housing stock
To encourage sustainable use of land	<ul style="list-style-type: none"> Minimise development on Greenfield sites Ensure that where possible; new development occurs on derelict, vacant and underused previously developed land and buildings Ensure land is remediated as appropriate
To achieve sustainable water resources management	<ul style="list-style-type: none"> Improve the quality and quantity of water in Barnet Reduce the demand for water
Social	
To improve the health of Barnet's population	<ul style="list-style-type: none"> Assist in tackling health inequalities in the borough Improve access to health services, in particular to a GP Encourage healthy lifestyles and provide opportunities for sport and recreation Promote access to healthy eating
To improve the education and skills of the population	<ul style="list-style-type: none"> Improve the exam performance of pupils in Barnet's schools Reduce the number of adults with no qualifications Help fill the skills gap Promote high quality, multi purpose educational facilities
To provide Barnet's population with the opportunity to live in a decent affordable home	<ul style="list-style-type: none"> Increase access to good quality and affordable housing Encourage mixed use and range of housing type and tenure Reduce the number of unfit homes Reduce homelessness
To provide good quality surroundings for all	<ul style="list-style-type: none"> Improve the satisfaction of people with their neighbourhoods as places to live Improve residential amenity and sense of place
To reduce crime and the fear of crime	<ul style="list-style-type: none"> Reduce anti social behaviour by designing out crime

Objective	Sub-Objectives – Will the Policy.....?
	<ul style="list-style-type: none"> • Reduce the fear of crime
To improve accessibility for all to services and facilities	<ul style="list-style-type: none"> • Improve access to key community services • Improve the level of investment in key community services • Improve access to green and open spaces • Improve access to public transport
To encourage a sense of community; identity and welfare	<ul style="list-style-type: none"> • Encourage engagement in community activities • Foster a sense of pride in an area • Improve community cohesion • Encourage people to respect and value their contribution to society • Increase the ability of people to influence decisions

7. Sustainability appraisal of the DMP DPD Policies

- 7.1.1 This section presents the results of the appraisal of the DMP DPD policies. It draws on the appraisal of the policies carried out at the preferred approach stage. This full appraisal can be found in the 'Sustainability Appraisal Development Management Policies Preferred Approach'. Each commentary section also includes detail of whether further appraisal was required at draft submission stage and the results of that.
- 7.1.2 Three new policies were introduced at the draft Submission stage. Policy DM03: Accessibility and Inclusive Design, DM05: Tall Buildings and DM16: Biodiversity. To avoid confusion the results of these appraisals are included at the end of this section.
- 7.1.3 The likely significant impacts of the 15 preferred approach DMP DPD Policies on the social, economic and environmental objectives of sustainable development set out in the Council's SA Framework have been assessed, having regard to:
- The nature of the predicted impact;
 - The scale/significance of the predicted impact; and
 - The likely duration of the impact
- 7.1.4 Chapter 8 highlights specific changes to DMP DPD policies at draft Submission Stage and a detailed appraisal of these changes is undertaken. The summary of this appraisal is also included in this section.

DM01: Protecting Barnet's character and residential amenity	
A	<p>All development will be expected to respect existing character.</p> <p>The following are considerations when assessing any development:</p> <ul style="list-style-type: none"> • Scale, mass and height • Design and materials • Relationship with adjoining properties and the street scene • Relationship with the established local character • High quality landscaping including the retention of existing habitat • Residential amenity including daylight, sunlight, privacy, noise, and outlook • Provision and retention of garden amenity space • Conversions in roads characterised by single family occupation will not normally be appropriate. <p>These considerations are supplemented by all existing and proposed guidance documents.</p>

DM02: Design considerations for development	
A	<p>Design considerations</p> <p>All development in Barnet will be expected to demonstrate high quality design which makes a positive contribution to the borough.</p>
B	<p>The Council will require all new development to be designed to provide safety and security in the environment and reduce opportunities for crime and the fear of crime.</p>
C	<p>All new housing units will be expected to meet the lifetime homes standard.</p> <p>All major development will be expected to comply with the London Plan target of 10% of units</p>

	to be designed to be wheelchair accessible or easily adaptable to meet their needs. All buildings and their facilities should be accessible by people with disabilities.
D	All dwellings should meet the draft replacement London Plan minimum space standards All new dwellings should meet the minimum provision of outdoor amenity space per habitable room on sites outside the town centres as set out in the Sustainable Design and Construction SPD.
E	Proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted. Mitigation of noise impacts through design, layout, and insulation will be expected where appropriate.
F	Advertisement hoardings will not be permitted unless their express purpose is for the temporary screening of derelict or vacant sites awaiting development.
G	Play Space Housing developments in areas deficient in children and young peoples outdoor play facilities will be required to provide facilities on site or a financial contribution towards the improvement of existing facilities. Housing developments outside areas deficient in children and young peoples outdoor play facilities will still be required to provide a financial contribution towards existing facilities.

DM03: Environmental considerations	
A	All development in Barnet will be expected to demonstrate high levels of environmental awareness.
B	All major development should demonstrate through an Energy Statement (which will include the energy assessment) how it will comply with the Mayor's targets for reductions in carbon dioxide emissions within the framework of the Mayor's energy hierarchy and consider contributions towards funding local projects for retrofitting energy efficiency measures to the existing housing stock. The Mayor's targets conform with the target improvements set out in the Code for Sustainable Homes (CSH). Therefore we will require use of the CSH to demonstrate compliance.
C	Where Decentralised Energy (DE) is feasible or planned, major development should either provide suitable connection or the ability to connect in future. Barnet's largest development and regeneration areas should prioritise decentralised energy solutions and investment where optimum benefits and CO2 reductions can be secured, particularly at Colindale, Brent Cross Cricklewood and Mill Hill East. In areas identified as feasible for DE major development should be required either to undertake a feasibility study or contribute financially to a proposed study regarding implementation of a new network or the extension of an existing network. Pooled funding through Section 106 or the Community Infrastructure Levy (CIL) will be put forward in appropriate developments.
D	Where there is a localised and proximate source of air pollution, buildings should be designed and sited to reduce exposure to air pollutants. We will ensure that development is not contributing to poor air quality and require air quality assessments where appropriate.
E	Proposals on land which may or may not be contaminated will be required to undertake an investigation to establish the level of contamination in the soil and /or groundwater/surface waters. Planning conditions may require further detailed survey and strategy for remediation of the site.
F	Proposals for Notifiable Installations or developments near to existing Notifiable Installations will only be permitted provided that: <ul style="list-style-type: none"> • There is no unacceptable risk to an individual's health and safety; and • There will be no significant threat to environmental quality.

G	Development should demonstrate compliance with the London Plan water hierarchy for run off especially in areas identified as prone to surface water run off. All new development in areas at risk from fluvial flooding must provide information on the known flood risk potential of the planning application site in line with Planning Policy Statement 25.
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Policy DM04: Heritage and Conservation

A	Development proposals must preserve or enhance the character or appearance of Conservation Areas.
B	Proposals involving or affecting listed buildings or other heritage assets including Locally Listed Buildings should demonstrate they comply with the principles set out in PPS5 policy HE9.
C	There will be a presumption in favour of retaining any building which makes a positive contribution to the character or appearance of a conservation area.
D	Archaeological sites will be protected. Any development that affects a site will need to demonstrate the likely impact upon the site and the proposed mitigation to reduce that impact.

Policy DM05: Protecting housing in Barnet

A	<p>Planning permission will not be granted for changes of use from residential to other uses unless:</p> <ul style="list-style-type: none"> i. The proposed use is for a community facility (provided that it is not detrimental to residential amenity); and ii. The location is no longer environmentally suitable and viable for residential use and; iii. The demand for the proposed use cannot adequately be met elsewhere and is in line with other policies; and iv. The housing units are not of a type in particularly short supply but where the need for general housing supply in the borough does not override this type. v. Where proposed identified regeneration areas involving large scale demolition of poor quality housing and estates provides for their net replacement.
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Sustainability Objectives	Policies	DM01	DM02	DM03	DM04	DM05
1. To encourage sustained economic growth & promote economic prosperity		?	O	O	O	?
2. To offer everybody the opportunity for rewarding & satisfying employment		?	O	O	O	O
3. To encourage & accommodate both indigenous & inward investment		?	O	O	O	O
4. To reduce disparities in economic performance & promote regeneration		O	O	O	O	O
5. To reduce the effect of traffic on the environment		O	O	O	O	O
6. To maintain & enhance the quality of landscapes, townscapes & local distinctiveness		+	+	O	+	O
7. To conserve & enhance the borough's existing biodiversity & seek to increase where possible		++	O	+	O	O
8. To reduce the risk of flooding for people and property		+	O	++	O	O
9. To improve air quality		O	O	+	O	O
10. To conserve & where appropriate enhance the historic environment and cultural assets		+	O	O	++	O
11. To achieve sustainable management of waste		O	O	+	O	O
12. To reduce contributions to climate change & reduce vulnerability to climate change		O	O	++	O	O
13. To increase energy efficiency & the proportion of energy generated from renewable sources		O	O	++	O	O
14. To encourage sustainable use of land		O	O	O	O	O
15. To achieve sustainable water resources management		+	O	+	O	O
16. To improve the Health of Barnet's population		O	+	O	O	O
17. To improve the education and skills of the population		O	O	O	O	O
18. To provide Barnet's population with the opportunity to live in a decent affordable home		O	+	+	O	+
19. To provide good quality surroundings for all		++	+	O	+	O
20. To reduce crime and the fear of crime		O	+	O	O	O
21. To improve accessibility for all to services and facilities		O	O	O	O	+
22. To encourage a sense of community; identity and welfare		O	+	O	O	O

Commentary

7.2 Policy DM01: Protecting Barnet's character and residential amenity –

- 7.2.1 The policy aims to protect the existing character of the borough and protect residential amenity. For example it aims to protect garden amenity spaces which is good for biodiversity, reducing run-off and peoples health and amenity. This is socially and environmentally positive. It applies to all development. The appraisal identifies this as potentially restrictive although this would depend on how it is applied. It could overly restrict the development of small employment opportunities in residential areas for example or more likely constrain residential development reducing the overall housing supply. This could be a negative economic and social impact. However detail to be produced in SPD should clarify further the application of the policy.
- 7.2.2 The policy has had two changes at draft submission stage of the DMP DPD therefore these aspects have been appraised. Policy for landscaping and more comprehensive policy for trees has been added. Also policy to protect against the loss of houses in roads characterised by houses has been added. The landscaping changes should produce a positive effect. This is

because it is seeking to safeguard the character of an area of which houses contribute significantly to. Therefore elements such as architectural features, amenity space and the scale and rhythm of areas can be maintained. Contributing to this is the protection against the loss of houses which could help to maintain the local historic environment provided the houses to be protected contributed positively to that environment.

- 7.2.3 Seeking to safeguard characteristics such as trees and assessing the likely impact of hard standings on an area will also retain the local distinctiveness which gives a place its own sense of place.

7.3 Policy DM02: Design considerations for development –

- 7.3.1 The policy aims to deliver high quality design through using standards such as the Building for Life criteria, Lifetime Homes and the Mayor's proposed internal space standards. It aims to provide a proportion of wheelchair accessible housing and development that considers the access needs of everyone. It ensures that development considers safety and utilising methods for designing out crime. It considers the impact of noise and provides the hook to deliver outdoor amenity space standards in SPD. Finally it ensures delivery of children's play space where needed. The appraisal finds the policy entirely positive in its impact in particular on the social objectives in the framework. In particular it will help to deliver decent homes for people to live in which are well designed and contribute positively to their locality
- 7.3.2 The policy content has had no significant changes at draft submission stage of the DMP DPD.

7.4 Policy DM03: Environmental considerations –

- 7.4.1 The policy aims to reduce the environmental impact of development by reducing energy use in line with the London Plan and using the Code for Sustainable Homes to determine compliance. It encourages the development of decentralised energy where feasible or studies to determine whether it is feasible. It ensures flood risk is reduced both from fluvial and surface water sources and protects against development which would harm air quality. It also ensures contaminated land is cleaned up. The appraisal demonstrates that the policy is positive in its impact with no negative effects. In particular it will help to reduce contributions to climate change both from energy efficiency measures and decentralised energy delivering homes which are cheaper to heat. This is both environmentally and socially positive. In addition it reduces the impact of flooding and any development which may contribute to air pollution. The only question is whether ensuring impact on water quality should be controlled.
- 7.4.2 The policy has had one change at draft submission stage of the DMP DPD therefore this aspect has been appraised. There is now reference to naturalising a water course wherever possible. The appraisal identifies that this is positive will mitigate flooding by naturalising water courses which can slow the speed of streams and rivers. Naturalising water courses will also produce a positive effect in terms of creating opportunities for biodiversity to thrive by creating conditions for a wide variety of plants and wildlife to utilise rivers to accommodate habitats.

7.5 Policy DM04: Heritage and Conservation –

- 7.5.1 The policy aims to preserve or enhance the heritage of the borough, including listed buildings, conservation areas, locally listed buildings and archaeology. This

has a positive effect on both the social and environmental objectives of the appraisal ensuring that future generations can enjoy the heritage of the Barnet.

- 7.5.2 The policy has had a number of changes at draft submission stage of the DMP DPD therefore these aspects has been appraised. Emphasis has been added to include reference to climate change and archaeology and the policy set out nationally in PPS5. The changes whilst minor are all positive and will help to better preserve the heritage assets of the borough whilst also dealing with these important issues.

7.6 Policy DM05: Protecting Housing in Barnet –

- 7.6.1 The policy aims to protect against the loss of all residential dwellings only allowing their conversion in very exceptional circumstances. It is positive in terms of ensuring that the maximum amount of housing is maintained so is socially positive however being so restrictive it could reduce some economic opportunities for changes of use to employment. It is not possible to determine whether this is a significant effect though. At the moment the policy only makes an exception to community uses.
- 7.6.2 The policy has had one change at draft submission stage of the DMP DPD therefore this aspect has been appraised. The reference to community facilities has been made more specific and now references nurseries, education and health facilities. A relatively minor change the appraisal identifies that this will still be positive. This is because in the case of providing a local facility (such as a nursery) would still provide jobs for people, it would provide more local services, it would still help reduce the need to travel. It would also provide a social, community cohesion benefit.

Policy DM06: Ensuring a variety of sizes of new homes to meet housing need	
Development should provide a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough.	
A	<p>Our dwelling size priorities are:</p> <ul style="list-style-type: none"> For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedroom are a medium priority
B	<ul style="list-style-type: none"> For social rented housing – homes with 3 bedrooms are the highest priority
C	<ul style="list-style-type: none"> For intermediate affordable housing – homes with 4 bedrooms are the highest priority and smaller 1, 2 and 3 bedroom units will be supported

Policy DM07: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people	
A	<p>Houses in Multiple Occupation (HMO)</p> <p>The Council will encourage proposals for, and seek to retain, HMO provided that they meet an identified need, do not have a demonstrably harmful impact on the character and amenities of the surrounding area, are easily accessible by public transport, cycling and walking and meet the relevant standards for HMO.</p>
B	<p>Student Accommodation</p> <p>Provision for students will only be predominantly located in the west of the borough and A5 corridor close to higher and further education establishments, particularly Colindale. They will only be permitted in town centre locations and where there is an identified local need.</p>
C	<p>Housing Choice for Older People</p> <p>Housing proposals for older people should:</p> <ul style="list-style-type: none"> i. Help to meet an identified need; ii. Not have a demonstrably harmful impact on the character or amenities of the surrounding area; and iii. Be within walking distance of local shops and easily accessible by public transport ; and iv. Provide adequate communal facilities and accommodation for staff and visitors on site.
Policy DM08: Affordable housing contributions	
A	<p>Subject to viability a more flexible approach to affordable housing delivery will be permitted where the number of additional units is between 10 and 15 units.</p> <p>All new development providing 15 or more units will be required to achieve, subject to viability a minimum of 30% affordable housing. Financial contributions in lieu of on site provision will be considered where it can be demonstrated that on-site provision would jeopardise delivery of a proposal. Further detail will be provided in a Supplementary Planning Document.</p>

Policy DM09 : Development principles in the town centres	
A	<p>The Council will expect a suitable mix of appropriate town centre uses as part of development within the town centres to support their continued vitality and viability and ensure they are enterprising locations serving their local communities</p> <p>Significant new retail and other appropriate town centre use proposals outside the town centres or any expansion of existing out of centre sites will be refused. Edge of centre proposals should demonstrate why they are not locating on a town centre site.</p> <p>The town centre boundaries are shown in the maps in appendix 2. Details of the changes to the existing primary and secondary frontages are set out in appendices 3 and 4. The proportions for the frontages will be maintained unless further evidence shows that it needs to change.</p>
	<p>Primary and secondary frontages</p> <p>A development proposal which reduces the combined proportion of class A1 retail use at ground floor level (including vacant) in a frontage below the percentage identified for the relevant town centre and frontage in table 10.1 will be refused. The proposal should not create an over-concentration of similar uses which would detract from the retail function of the town centre.</p> <p>Change from a shop (class A1) will be strongly resisted unless it can be demonstrated that there is no known demand for continued A1 use, and that the site has been marketed effectively for such use. Acceptable alternatives to A1 use will be A2, A3, A4, A5 or community uses. Community uses will be expected to present an active frontage at ground floor and be able to demonstrate a contribution to weekday footfall.</p> <p>Any significant new retail development will be expected to provide a mix of unit sizes, avoid an inward looking layout, maintain the street frontage and provide suitable and convenient linkages for shoppers to access other town centre uses.</p>
	<p>Mixed use development</p> <p>Unless otherwise indicated in the Site Allocation DPD or Town Centre Frameworks the protection of employment floor space should meet the requirements set out in DM09. Once these requirements are satisfied appropriate mixed use re-development will be expected to provide community uses and some re-provision of employment floor space as well as residential.</p> <p>We will support the location of new and relocation of existing community, leisure and cultural uses (including arts) to the town centres providing that developments maintain an active frontage.</p>
D	<p>Evening uses</p> <p>Will need to comply with the approach to retail frontages and ensure that they do not adversely affect the amenity of local residents and are in keeping with the scale and character of the surrounding area. The frontage percentages identified in the table above will help to address the diversification of the night time economy in appropriate town centres.</p>

Policy DM10: Maintaining local centres and parades	
A	<p>The Council will protect all retail uses (A1) in the existing local centres, parades and isolated shops which provide for people's day to day needs unless it can be demonstrated that:</p> <ol style="list-style-type: none"> there will be no significant diminution of local shopping facilities as a result; and that alternative shopping facilities that are similarly accessible by walking, cycling or public transport exist to meet the needs of the area; and the proposed use is within use class A2, A3, A4, A5 or meets an identified local need and; There is no known demand for continued A1 use, and that the site has been marketed effectively for such use. <p>A proposal that either creates an over concentration of A3-A5 uses or has an adverse affect on the amenity of existing residents will be refused.</p> <p>Where the criteria can be met appropriate community uses will be expected to be considered.</p>

Sustainability Objectives	Policies	DM06	DM07	DM08	DM09	DM10
1. To encourage sustained economic growth & promote economic prosperity		O	O	O	+	?
2. To offer everybody the opportunity for rewarding & satisfying employment		O	O	O	+	O
3. To encourage & accommodate both indigenous & inward investment		O	O	O	+	O
4. To reduce disparities in economic performance & promote regeneration		O	O	O	O	O
5. To reduce the effect of traffic on the environment		O	O	O	+	O
6. To maintain & enhance the quality of landscapes, townscapes & local distinctiveness		O	O	O	+	O
7. To conserve & enhance the borough's existing biodiversity & seek to increase where possible		O	O	O	O	O
8. To reduce the risk of flooding for people and property		O	O	O	O	O
9. To improve air quality		O	O	O	O	O
10. To conserve & where appropriate enhance the historic environment and cultural assets		O	O	O	O	O
11. To achieve sustainable management of waste		O	O	O	O	O
12. To reduce contributions to climate change & reduce vulnerability to climate change		O	O	O	O	O
13. To increase energy efficiency & the proportion of energy generated from renewable sources		O	O	O	O	O
14. To encourage sustainable use of land		O	O	O	O	O
15. To achieve sustainable water resources management		O	O	O	O	O
16. To improve the Health of Barnet's population		O	O	O	O	O
17. To improve the education and skills of the population		O	O	O	O	O
18. To provide Barnet's population with the opportunity to live in a decent affordable home		++	++? -?	+	O	O
19. To provide good quality surroundings for all		O	O	O	O	O
20. To reduce crime and the fear of crime		O	O	O	O	O
21. To improve accessibility for all to services and facilities		O	?	O	+	+
22. To encourage a sense of community; identity and welfare		O	O	O	O	O

Commentary

7.7 Policy DM06: Ensuring a variety of sizes of new homes to meet housing need –

- 7.7.1 The policy aims to provide priorities for the sizes of units that should be provided across the three housing tenures; market, affordable and intermediate. The priorities are weighted towards family sized accommodation which will benefit those in need of family accommodation. However the policy does not preclude the delivery of smaller units to ensure housing choice is maintained. The appraisal recommends that the evidence base is kept under review to ensure that policy reflects the needs of the borough.
- 7.7.2 There have been no significant changes to this policy at draft submission stage of the DMP DPD preparation; it has therefore not been reappraised.

7.8 Policy DM07: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people –

- 7.8.1 The policy tackles three types of specialist residential accommodation. Houses in multiple occupations provide for those with special needs or on low incomes and are protected where they are still required. It also provides locational requirements in terms of access and impact on residential amenity. Policy for student housing aims to locate them in the town centres in the west of the borough and relate them to local educational establishments. Finally policy for older people needs to ensure that it does not provide an oversupply ie meets existing needs. The appraisal identifies the positive social impacts of the policy although it notes that providing new accommodation of this type can reduce the delivery of conventional housing.
- 7.8.2 The policy has had one addition at draft submission stage of the DMP DPD therefore this aspect has been appraised. The policy related to student accommodation has clarified that they should be related to local educational facilities and meet local need and removes the reference to the west of the borough. Student accommodation can support educational establishments and can help students access educational establishments. Linking it with local educational establishments will help support these facilities. It also ensures the sustainable use of land reducing the speculative building of student accommodation in the borough which helps ensure delivery of conventional housing.

7.9 Policy DM08: Affordable Housing Contributions –

- 7.9.1 The policy introduces a flexible approach to the delivery of affordable housing where small schemes of between 10 -15 units are concerned ensuring that financial viability is taken into consideration. The policy aims to be flexible in its approach to delivery of affordable housing which should be socially positive provided that the number of affordable housing units actually delivered meets the targets set. Further monitoring will determine this.
- 7.9.2 There have been no significant changes to this policy at draft submission stage of the DMP DPD preparation; it has therefore not been reappraised.

7.10 Policy DM09: Development Principles in the Town centres

- 7.10.1 The policy aims to maintain the vitality and viability of the town centres by ensuring that town centre uses are provided in the town centres. It allows mixed use redevelopment with a community focus and ensures that evening uses will not harm residential amenity. It will continue policy for the retail frontages and it also defines the town centre boundaries. The appraisal finds the policy positive as it aims to ensure the continued vitality and viability of the town centres. This will have a positive social, economic and environmental impact. It will reduce the need travel, reducing emissions, air pollution and congestion. It will help maintain choice of services locally and provide investment opportunities for both indigenous and inward investment.
- 7.10.2 There have been no significant changes to this policy at draft submission stage of the DMP DPD preparation; it has therefore not been reappraised.

7.11 Policy DM10: Maintaining Local Centres

- 7.11.1 The policy aims to protect local centres, parades and individual shops to ensure that local services are maintained. It allows some flexibility, providing evidence is

provided for change of use to other A classes such as restaurants or financial services before community facilities can be considered. Maintaining local shops helps to ensure that people have access to those facilities which provide for their day to day needs which is a positive social impact. It also helps to protect the environment by reducing the need for people to further, potentially encouraging them to use alternatives to the car. A question was raised over the economic impact and whether the policy is flexible enough as business i.e. office type uses are not identified as alternatives where A1 retail uses can be proven to unviable

- 7.11.2 The policy has had two additions at draft submission stage of the DMP DPD therefore these aspects have been appraised. The additions to the policy should contribute positively to local centres, parades and isolated shops as they aim to maintain and enhance the vitality of these locations by increasing accessibility to community facilities and ensuring residential units do not detract from the frontages in the area if permitted.

Policy DM11: Community and education uses	
A	Loss of any community / educational facility or use will only be acceptable in exceptional circumstances where: i. New community or education facilities of at least equivalent quality or quantity are provided on the site or at an alternative location more accessible to users; or ii. Improvements are made to community or educational facilities at other sites; or iii. There is an excess of community or educational facilities in the area, and a particular development will not create a shortage of provision.
B	New community and educational facilities should be located in town centres, edge of centre or in a location that is accessible to the local community by public transport, walking and cycling.
C	Impact from new community uses on neighbouring properties will be a particular consideration in residential areas. Mitigation may be acceptable in certain circumstances

Policy DM12: New and existing employment space	
A	The Council will safeguard those existing employment spaces capable of addressing the needs of modern business.
B	Sites identified as Locally Significant Industrial Sites and Business Locations identified on the proposals map will not be permitted to change from employment space. Outside these locations loss of employment space will only be permitted where it can be demonstrated to the Council's satisfaction that a site is no longer suitable for its existing business use in the short, medium and long term and a suitable period of active marketing has been undertaken.
C	Loss of office sites in town centres and edge of centre locations will be expected to provide appropriate mixed use re-development which provides community uses and some re-provision of employment floor-space as well as residential. New proposals for office space will be expected to consider the town centres first before edge of centre sites [except for Brent Cross/Cricklewood]. Small scale office development will be permitted outside these locations.
D	New industrial/warehousing space will be expected to locate in Locally Significant Industrial sites. Warehousing uses or uses which generate high levels of traffic movement for deliveries should be

	located in close proximity to tier one and two roads and avoid impact on residential areas.
E	In all new employment space on site servicing should be adequate for the intended use and include space for waiting for goods vehicles.

Policy DM13: Open spaces and biodiversity	
A	<p>Green Belt/MOL</p> <p>Development proposals in Greenbelt should comply with Planning Policy Guidance 2. In line with the London Plan the same level of protection given to green belt land will be given to Metropolitan Open Land (MOL). Essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of Greenbelt and MOL. Limited extensions will be acceptable where they do not result in a disproportionate addition over and above the size of the existing building or an over intensification of use of the site. Development adjacent to Green Belt/MOL should not have a detrimental impact on visual amenity.</p>
B	<p>Open Space</p> <p>New public open space will be sought for all new development in areas which are identified as deficient in public open space, where the development site is appropriate or the opportunity arise. On site provision will be expected in line with the standards set out in Barnet's Open Space, Sport and Recreational Facilities Needs Assessment. Where it is not possible to achieve on site provision, a financial contribution will be required towards improvements to existing local public open space. Development outside areas deficient in public open space will be required to make a contribution towards improving accessibility.</p> <p>All areas, types and sizes of open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:</p> <ul style="list-style-type: none"> • The development proposal will be ancillary and support the existing use or • Equivalent open space provision can be made to ensure that there is no net loss of open space <p>Any exception will need to ensure that it enhances the existing open space including access, does not add to existing public open space deficiency and has no significant impact on biodiversity.</p>
C	<p>Biodiversity</p> <p>All development with outdoor amenity space and/or landscaping will need to demonstrate how they will contribute to the local biodiversity. A development proposal will be expected to retain or enhance existing hedges, trees and other landscape features of amenity value. Further detail on this will be contained in the Green Infrastructure SPD.</p> <p>Any development likely to affect areas designated for biodiversity reasons will need to demonstrate through a survey how any harm can be overcome through mitigation which can be secured via condition/s106. Development adjacent to or within areas identified as part of the Green Grid Framework will be required to make physical improvements and/or a financial contribution.</p>

PolicyDM14: Parking standards and travel impact	
A	<p>Development which creates a significant transport impact will be expected to locate in the more accessible parts of the borough. Developments will be required to develop a Travel Plan and provide a Transport Impact Assessment to reduce demand for travel by car. We will ensure that Travel Plans are implemented effectively through planning obligations.</p>
B	<p>Development will be expected to provide parking in accordance with the London Plan parking standards, except in the case of residential development, where the standards will be:</p> <ul style="list-style-type: none"> • 2 to 1.5 spaces per unit for detached and semi detached houses (4 or more bed) • 1.5 to 1 spaces per unit for terraced houses and flats; and (2 to 3 bed) • 1 to less than 1 space per unit for development consisting mainly of flats (1 bed) <p>Car parking provision should not exceed these standards.</p>
	<p>Planning permission will be granted for development which proposes limited or no parking where</p>

C	the following can be satisfied: <ul style="list-style-type: none"> • Excellent public transport accessibility eg a town centre • The proposal is within a Controlled Parking Zone • A legal agreement restricts residents from obtaining on street parking permits and ensures that future occupants are aware of this • Adequate space for disabled people is provided on site and any operational or servicing needs
D	Parking proposals that detrimentally affect highway safety or residential amenity will be refused.
E	Cycle parking standards will be required in line with the draft revised London Plan.

Policy DM15: Telecommunications

Proposals for the installation of telecommunications equipment will be permitted where it can be demonstrated that:	
A	<ul style="list-style-type: none"> • There is no significant adverse effect on the external appearance of the building on which they are located;
B	<ul style="list-style-type: none"> • The special character and appearance of Listed Buildings or Conservation Areas are preserved or enhanced;
C	<ul style="list-style-type: none"> • The possibility of sharing facilities, such as masts and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location;
D	<ul style="list-style-type: none"> • Technologies to miniaturise and camouflage any telecommunications apparatus have been fully explored;
E	<ul style="list-style-type: none"> • They are appropriately designed, coloured and landscaped to take account of their setting; and
F	<ul style="list-style-type: none"> • There is no significant adverse impact on the visual amenities of neighbouring occupiers.

Sustainability Objectives	Policies	DM11	DM12	DM13	DM14	DM15
1. To encourage sustained economic growth & promote economic prosperity		?	+	+	O	O
2. To offer everybody the opportunity for rewarding & satisfying employment		O	O	+	O	O
3. To encourage & accommodate both indigenous & inward investment		O	O	+	O	O
4. To reduce disparities in economic performance & promote regeneration		O	O	?	O	O
5. To reduce the effect of traffic on the environment		O	O	+	++	O
6. To maintain & enhance the quality of landscapes, townscapes & local distinctiveness		O	O	O	O	+
7. To conserve & enhance the borough's existing biodiversity & seek to increase where possible		O	O	O	O	O
8. To reduce the risk of flooding for people and property		O	O	O	O	O
9. To improve air quality		O	O	O	+	O
10. To conserve & where appropriate enhance the historic environment and cultural assets		O	O	O	O	O
11. To achieve sustainable management of waste		O	O	O	O	O
12. To reduce contributions to climate change & reduce vulnerability to climate change		O	O	?	+	O
13. To increase energy efficiency & the proportion of energy generated from renewable sources		O	O	O	O	O
14. To encourage sustainable use of land		O	O	+	+	O
15. To achieve sustainable water resources management		O	O	O	O	O
16. To improve the Health of Barnet's population		O	O	O	+	O
17. To improve the education and skills of the population		O	++	O	O	O
18. To provide Barnet's population with the opportunity to live in a decent affordable home		O	O	O	O	O
19. To provide good quality surroundings for all		O	O	O	O	O
20. To reduce crime and the fear of crime		O	O	O	O	O
21. To improve accessibility for all to services and facilities		+	++	+	O	O
22. To encourage a sense of community; identity and welfare		O	+	+	O	O

Commentary

7.12 Policy DM11: Community and Education Uses –

- 7.12.1 The policy covers a wide range of community facilities from leisure uses to meeting spaces. It aims to protect against loss only in exceptional circumstances ensuring that replacement provision is provided where appropriate. It controls the location of new facilities to appropriate accessible locations such as town centres and edge of centre sites. The appraisal highlighted the positive effects that this will have in particular on the social objectives of the framework as it aims to ensure that resident's needs are met locally. Providing new facilities in accessible locations is environmentally positive as it helps to reduce the need to travel helping to ensure a reduction in climate change emissions.
- 7.12.2 The policy has had two additions at draft submission stage of the DMP DPD therefore these aspects have been appraised. The changes include the introduction of a sequential approach which aims to locate community facilities in town centres. The other change aims to maintain the free flow of traffic.
- 7.12.3 Both changes should be positive. Placing new community or educational facilities in town centres and areas that are accessible by a wide range of sustainable

transport means such as public transport, cycling and walking gives residents a wider range of facilities to choose from. This could reduce congestion and support other businesses and facilities in town centres. Care will be needed when moving existing facilities to ensure that coverage to local residents is retained. Maintaining the free flow of traffic will also help contribute to safety and reducing congestion.

7.13 Policy DM12: New and Existing Employment space

- 7.13.1 The policy aims to designate and protect employment sites. Sites that aren't designated will be allowed to change only where they can demonstrate that the use is no longer viable. In these instances mixed use redevelopment will be required. Other aspects of the policy to access for warehousing development and servicing. The policy will be especially positive for the economic objectives of the appraisal. It will give certainty to those occupiers and landowners ensuring that they continue to invest in protected sites and provide employment locally. On a wider scale it will allow change but only where evidenced which will help to encourage continued inward investment into the borough.
- 7.13.2 The policy has had two additions at draft submission stage of the DMP DPD therefore these aspects have been appraised. A requirement for contributions to training has been added. A reference to the impact of a proposal on the level of employment has also been added. Both should have positive impact for employment.
- 7.13.3 The policy which protects the level of employment raises a query but not a significant issue. It should have a positive effect as it aims to maintain the levels of employment (numbers of jobs) in proposals for the redevelopment of existing employment space. Generally this should be a positive effect as it helps the local economy but in some instances it may discourage inward investment and the creation of jobs where an employment scheme comes forward for a new employer but with fewer employees. However in these instances the policy should be applied flexibly provided a suitable case was put forward.

7.14 Policy DM13: Open spaces and biodiversity

- 7.14.1 The policy will protect the green belt, metropolitan open land and other open spaces from development. It will ensure that development in areas deficient in open space will provide the right amount and financial contributions where necessary. It will also protect and enhance biodiversity where appropriate. Protecting and maintaining open spaces contributes positively to the environmental objectives providing biodiversity value and places for people to enjoy the natural environment. They also provide the opportunity for people to exercise providing a social function as places for sport and recreation. Improving access will increase these positive effects. A question was raised over the value of protecting low quality open spaces, particularly in the long term.
- 7.14.2 This policy has been split at draft submission stage of the DMP DPD preparation. A new policy on biodiversity has been created which improves the coverage for this policy area which also now covers green infrastructure. The aspects of this policy which relate to trees and TPOs has been moved to DM01: Protecting Barnet's character and amenity.
- 7.14.3 The changes to the exception aspect of the policy where development can be permitted on open space are not clear enough. Depending on the quality of the existing open space you could end up with low quality replacement open space which would not be the desired affect. This is especially important given that the net replacement aspect of the policy has been removed. Therefore it is not clear

whether equivalent or better quality space will actually improve either the amount of quality of replacement open space where development is proposed.

7.15 Policy DM14: Parking standards and travel impact

- 7.15.1 This policy provides the parking standards for residential accommodation; it aims to locate significant trip generating uses in accessible locations and provides cycle parking standards, ensures safety and permits car free development. The appraisal identified the positive environmental effects of this policy by ensuring that development which has a significant impact on creating traffic is located in accessible locations which reduces the need for people to drive thereby reducing the effect of traffic on the environment, peoples health and congestion levels in the borough. This may also have a positive economic effect.
- 7.15.2 The policy has been significantly redrafted at draft submission stage of the DMP DPD therefore it has been reappraised. The changes have improved the clarity of the policy but some of them will create an uncertain effect. There is no evidence to support the changes to the car parking standards. Although the increase appears to be marginal its aim is to encourage more parking which is negative compared to the policy in the preferred approach draft. Additionally it is not clear that travel plans, and the re-drafted car free development policy and locating development in accessible locations will reduce car use although it is a positive step. Car free development does not prevent the ownership of a car which can be parked elsewhere both off or on street. Careful monitoring the policy is needed to assess the impact of this aspect. Clarifying how surveys will be undertaken is also going to be important to ensure they are robust. Finally ensuring that walking and cycling is an encouraging improvement.

7.16 Policy DM15: Telecommunications

- 7.16.1 There have been no significant changes to this policy at draft submission stage of the DMP DPD preparation; it has therefore not been reappraised.
- 7.16.2 This policy provides criteria to ensure that the location of telecommunication equipment is satisfactorily located and takes all measures to reduce its visual impact. This is positive socially and environmentally ensuring that the character and appearance of the borough is not impacted.

7.17 New Policies at draft Submission Stage

New Policy DM03: Accessibility and inclusive design	
Development proposals should meet the highest standards of accessible and inclusive design by demonstrating that they meet the following principles:	
A	can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
B	are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
C	are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
D	are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

New Policy DM05: Tall buildings
Tall buildings outside the strategic locations identified in the Core Strategy will not be considered

acceptable. Proposals for all buildings will need to demonstrate:	
A	an active street frontage where appropriate
B	succession integration into the existing urban fabric.
C	a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline
D	no adverse impact on the setting of heritage assets
E	Proposals for redevelopment or refurbishment of existing tall buildings will be required to make a positive contribution to the townscape

New Policy DM16: Biodiversity	
A	When considering development proposals the Council will, where appropriate, seek the retention and enhancement, or the creation of biodiversity.
B	Where development will affect a Site of Importance for Nature Conservation and / or species of importance the Council will expect the proposal to meet the requirements of London Plan Policy 7.9E.
C	Development adjacent to or within areas identified as part of the Green Grid Framework will be required to make a contribution to the enhancement of the Green Grid.

7.18 New Policy DM03: Accessibility and Inclusive Design

- 7.18.1 This new policy introduces further detail on access which has been moved from the policy DM02: Design Considerations introduced in response to the consultation. . The new policy is positive as it increases access to buildings for all people both with and without disabilities. It increases social inclusion making all places both for home, work or leisure more accessible to people from different backgrounds regardless of class, race or gender.

7.19 New Policy DM05: Tall Buildings

- 7.19.1 New policy to introduce criteria for Tall Buildings to ensure that tall buildings fit into the context of an area in terms of scale, height, volume and architectural style. The appraisal highlights that the policy approach should be positive. It will ensure that new and existing tall buildings will be required to make a positive contribution to the townscape and surrounding context including no adverse impacts to heritage assets. The only uncertain aspect of the policies regards active frontages as some uses may not be appropriate to provide quality surroundings. This could be mitigated by appropriate use of the

7.20 New Policy DM16: Biodiversity

- 7.20.1 The new policy moves the approach originally contained in DM13: Open Spaces and Biodiversity to create a new policy to ensure the policy approach is clear. The policy seeks to retain and enhance areas of biodiversity and create new ones where appropriate which should have a positive impact.

8. Sustainability appraisal of significant policy changes at draft Submission stage

This part of the appraisal will examine the evolution of policy developments that have taken place since the Preferred Approach stage of Development Management preparation.

- 8.1.1 This section of the SA sets out the full appraisal of the changes made between the preferred approach and the submission draft. It focuses only on the significant changes to policies and as such only these changes are appraised against the sustainability objectives.
- 8.1.2 The parts of the policy to be appraised are set out in a box. Following this there will be the appraisal table.

DM01: Protecting Barnet's character and amenity	
Tall buildings outside the strategic locations identified in the Core Strategy will not be considered acceptable. Proposals for all buildings will need to demonstrate:	
A	Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.
B	Loss of houses in roads predominantly characterised by houses will not normally be considered appropriate
Development proposals will be required to include hard and soft landscaping that:	
C	Is well laid out in terms of access, car parking and landscaping
D	Considers the impact of hard-standings on character
E	Achieve a suitable visual setting for the building
F	Provide an appropriate level of new habitat including tree and shrub planting
G	Make a positive contribution to the surrounding area
H	Contributes to biodiversity including the retention of existing wildlife habitat and trees
I	Adequately protects existing trees and their root systems
J	Trees should be safeguarded. When protected trees are to be felled the Council will require replanting with suitable size and species of tree where appropriate.

Objective	+ve/-ve effects										Perm/ Temp/ Sec	Commentary
	A	B	C	D	E	F	G	H	I	J		
DM01												
1. To encourage sustained economic growth and promote economic prosperity	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
2. To offer everybody the opportunity for rewarding and satisfying employment	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
3. To encourage and accommodate both indigenous and inward investment	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
4. To reduce disparities in economic performance and promote regeneration	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
5. To reduce the effect of traffic on the environment	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	+?	+?	+	+?	+	+	+	+	+	+		Protecting against the loss of houses could help to maintain the local distinctiveness provided the houses to be protected contributed to that environment. Seeking to safeguard characteristics such as trees and assessing the likely impact of hard standings on an area will also retain the local distinctiveness which gives a place its own sense of place.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	+?	O	O	?	O	O	+	+	+	+		It is important to ensure any lighting schemes placed near to areas of existing biodiversity are not too bright as this could cause disturbance to animals and plants which may be sensitive much artificial light. The rest of the policies should give a positive effect on the objective as they seek to retain and protect trees which themselves harbour and contribute to biodiversity.
8. To reduce the risk of flooding for people and property	O	O	O	+?	O	+	O	O	O	O		The policy may have an uncertain effect because householders have the option of implementing hard standings in their front gardens. Lawns and gardens naturally soak up rainwater and decrease the likelihood of flooding. Hard-standings ordinarily do not soak up rainwater. Hard-standings over a certain area under permitted development rights are expected to provide methods that will provide sustainable urban drainage in order to reduce the risk of flooding.
9. To improve air quality	O	O	O	O	O	+	O	O	+	+		These policies will produce a positive effect on the objective. Trees are positive for the environment as they play an instrumental role in improving air quality by absorbing pollutants in their leaves and by producing oxygen.
10. To conserve and where appropriate enhance the historic environment and cultural assets	+?	+	+	+?	+	+	+	+	+	+		Protecting against the loss of houses could help to maintain the local historic environment provided the houses to be protected contributed to that environment. Lighting schemes if not implemented in a sensitive manner could

Objective	+ve/-ve effects										Perm/ Temp/ Sec	Commentary
	A	B	C	D	E	F	G	H	I	J		
DM01												
												have an uncertain effect on historic and cultural assets.
11. To achieve sustainable management of waste	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O	O	O	O	O	+	O	+	+	+		Where applicable, the policies will produce a positive effect on the objective. As stated in the appraisal for objective 9, trees produce oxygen which mitigates against carbon dioxide levels.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
14. To encourage sustainable use of land	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
15. To achieve sustainable water resources management	O	O	O	O	O	+	O	O	+	+		As mentioned in previous policy assessments, shrubbery may prove effective as absorbers of water. Some forms of shrubbery and landscaping may prove effective at slowing water run-off. Some forms of landscaping may be more effective than others. Therefore this will have an impact on the effectiveness of water management.
16. To improve the Health of Barnet's population	O	O	O	O	O	+	O	O	+	+		Preserving existing trees and planting new ones will contribute positively to improving the health of people within the borough. This is because trees produce oxygen and can also soak up other pollution. Trees also provide an attractive visual amenity to areas and they can increase the health and well-being of individuals because they contribute to adding a natural environment to an area.
17. To improve the education and skills of the population	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
19. To provide good quality surroundings for all	+	+	+	+	+	+	+	+	+	+		Developments that are designed to high standards will make places more appealing for people to live and will accommodate a wide variety of communities and people from different social groups.
20. To reduce crime and the fear of crime	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
21. To improve accessibility for all to services and facilities	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies.
22. To encourage a sense of community; identity and welfare	O	O	O	O	O	O	O	O	O	O		There are no significant effects from these policies

DM03: Accessibility and inclusive design	
Development proposals should meet the highest standards of accessible and inclusive design by demonstrating that they meet the following principles:	
A	can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances
B	are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
C	are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways
D	are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

Objective	+ve/-ve effects				Perm/ Temp/ Sec	Commentary
	A	B	C	D		
DM03						
1. To encourage sustained economic growth and promote economic prosperity	O	O	O	O		There are no significant effects from these policies.
2. To offer everybody the opportunity for rewarding and satisfying employment	+	++	O	O		This policy option should produce a positive result as it increases access to buildings to people with disabilities and therefore increases social inclusion as makes places more accessible to people from different backgrounds regardless of class, race or gender. It could also help to improve peoples access to the workplace.
3. To encourage and accommodate both indigenous and inward investment	O	O	O	O		There are no significant effects from these policies.
4. To reduce disparities in economic performance and promote regeneration	O	O	O	O		There are no significant effects from these policies.
5. To reduce the effect of traffic on the environment	O	O	O	O		There are no significant effects from these policies.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O	O	O	O		There are no significant effects from these policies.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O	O	O	O		There are no significant effects from these policies.
8. To reduce the risk of flooding for people & property	O	O	O	O		There are no significant effects from these policies.

Objective	+ve/-ve effects				Perm/ Temp/ Sec	Commentary
	A	B	C	D		
DM03						
9. To improve air quality	O	O	O	O		There are no significant effects from these policies.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O	O	O	O		There are no significant effects from these policies.
11. To achieve sustainable management of waste	O	O	O	O		There are no significant effects from these policies.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O	O	O	O		There are no significant effects from these policies.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O	O	O	O		There are no significant effects from these policies.
14. To encourage sustainable use of land	O	O	O	O		There are no significant effects from these policies.
15. To achieve sustainable water resources management	O	O	O	O		There are no significant effects from these policies.
16. To improve the Health of Barnet's population	O	O	O	O		There are no significant effects from these policies.
17. To improve the education and skills of the population	O	O	O	O		There are no significant effects from these policies.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	+	+	O	O		The policy will help to ensure that all new housing development takes into account accessibility needs.
19. To provide good quality surroundings for all	O	O	O	O		There are no significant effects from these policies.
20. To reduce crime and the fear of crime	O	O	O	O		There are no significant effects from these policies.
21. To improve accessibility for all to services & facilities	+	+	+	+		These policies will have the most positive effect on this objective. The policy aims to improve accessibility to everyone including those with disabilities thereby improving access to services and facilities.
22. To encourage a sense of community; identity & welfare	O	O	O	O		There are no significant effects from these policies.

DM04: Environmental Considerations	
A	Development will wherever possible naturalise a water course, ensure an adequate buffer zone is created and enable public accessibility. Where appropriate, contributions towards river restoration and de-culverting will be expected.

Objective	+ve/-ve effects	Perm/Temp/Sec	Commentary
DM04	A		
1. To encourage sustained economic growth and promote economic prosperity	O		There are no significant effects from this policy.
2. To offer everybody the opportunity for rewarding and satisfying employment	O		There are no significant effects from this policy.
3. To encourage and accommodate both indigenous and inward investment	O		There are no significant effects from this policy.
4. To reduce disparities in economic performance and promote regeneration	O		There are no significant effects from this policy.
5. To reduce the effect of traffic on the environment	O		There are no significant effects from this policy.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O		There are no significant effects from this policy.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O		There are no significant effects from this policy.
8. To reduce the risk of flooding for people and property	++		This policy will produce a positive effect on the objective. The policy approach will seek to mitigate flooding by aiming to naturalise watercourses wherever possible
9. To improve air quality	O		There are no significant effects from this policy.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O		There are no significant effects from this policy.
11. To achieve sustainable management of waste	O		There are no significant effects from this policy.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O		There are no significant effects from this policy.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O		There are no significant effects from this policy.
14. To encourage sustainable use of land	O		There are no significant effects from this policy.

Objective	+ve/-ve effects	Perm/Temp/Sec	Commentary
DM04	A		
15. To achieve sustainable water resources management	++		As mentioned in SA objective 8, the policy approach will seek to mitigate flooding by naturalising water courses which can slow the speed of streams and rivers. Naturalising water courses will also produce a positive effect in terms of creating opportunities for biodiversity to thrive by creating conditions for a wide variety of plants and wildlife to utilise rivers to accommodate habitats.
16. To improve the Health of Barnet's population	O		There are no significant effects from this policy.
17. To improve the education and skills of the population	O		There are no significant effects from this policy.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O		There are no significant effects from this policy.
19. To provide good quality surroundings for all	O		There are no significant effects from this policy.
20. To reduce crime and the fear of crime	O		There are no significant effects from this policy.
21. To improve accessibility for all to services and facilities	O		There are no significant effects from this policy.
22. To encourage a sense of community; identity and welfare	O		There are no significant effects from this policy.

DM05: Tall buildings	
Tall buildings outside the strategic locations identified in the Core Strategy will not be considered acceptable. Proposals for all buildings will need to demonstrate:	
A	an active street frontage where appropriate
B	succession integration into the existing urban fabric.
C	a regard to topography and no adverse impact on Local Viewing Corridors, local views and the skyline
D	no adverse impact on the setting of heritage assets
E	Proposals for redevelopment or refurbishment of existing tall buildings will be required to make a positive contribution to the townscape

Objective	+ve/-ve effects					Perm/ Temp /Sec	Commentary
DM05	A	B	C	D	E		
1. To encourage sustained economic growth and promote economic prosperity	O	O	O	O	O		There are no significant effects from these policies.
2. To offer everybody the opportunity for rewarding and satisfying employment	O	O	O	O	O		There are no significant effects from these policies.
3. To encourage and accommodate both indigenous and inward investment	O	O	O	O	O		There are no significant effects from these policies.
4. To reduce disparities in economic performance and promote regeneration	O	O	O	O	O		There are no significant effects from these policies.
5. To reduce the effect of traffic on the environment	O	O	O	O	O		There are no significant effects from these policies.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O	+	+	+	+		If careful consideration is taken to ensure that tall buildings fit into the context of an area in terms of scale, height, volume and architectural style then the policy approach should be positive.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O	O	O	O	O		There are no significant effects from these policies.
8. To reduce the risk of flooding for people and property	O	O	O	O	O		There are no significant effects from these policies.
9. To improve air quality	O	O	O	O	O		There are no significant effects from these policies.

Objective	+ve/-ve effects					Perm/ Temp /Sec	Commentary
	A	B	C	D	E		
DM05							
10. To conserve and where appropriate enhance the historic environment and cultural assets	-?	+	+	+	+		These policies should produce a positive effect on the objective. The approach seeks to ensure that there are no adverse impacts to heritage assets and the surrounding context.
11. To achieve sustainable management of waste	O	O	O	O	O		There are no significant effects from these policies.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O	O	O	O	O		There are no significant effects from these policies.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O	O	O	O	O		There are no significant effects from these policies.
14. To encourage sustainable use of land	+	+	O	O	O		These policies should produce a positive effect if there are a variety of uses for land use (i.e. if mixed-uses are incorporated within the buildings).
15. To achieve sustainable water resources management	O	O	O	O	O		There are no significant effects from these policies.
16. To improve the Health of Barnet's population	O	O	O	O	O		There are no significant effects from these policies.
17. To improve the education and skills of the population	O	O	O	O	O		There are no significant effects from these policies.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O	O	O	O		There are no significant effects from these policies.
19. To provide good quality surroundings for all	+?	+	+	+	+		These policies should mainly produce a positive effect on the objective. Existing tall buildings will be required to make a positive contribution to the townscape. As well as this the building will have to have regard for the context in which it is placed to ensure it does not have a detrimental effect on the character of the area. The only uncertain aspect of the policies will be concerning the active frontages. As preference for the active frontages are not specified some uses may not be appropriate to provide quality surroundings.
20. To reduce crime and the fear of crime	O	O	O	O	O		There are no significant effects from these policies.
21. To improve accessibility for all to services and facilities	O	O	O	O	O		There are no significant effects from these policies.
22. To encourage a sense of community; identity and welfare	O	O	O	O	O		There are no significant effects from these policies.

DM06: Heritage and Conservation	
A	All heritage assets will be protected in line with their significance. All development will have regard to the local historic context. Proposals affecting heritage assets which respond to climate change will be expected to maintain the quality of the heritage asset.
B	Proposals involving or affecting the heritage assets set out in table 5.1 should demonstrate they comply with the principles set out in PPS5: Planning for the Historic Environment policy HE6 to HE12.
C	Archaeological remains will be protected in particular in the identified Local Areas of Special Archaeological Significance and elsewhere in the borough. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.
D	Archaeological sites will be protected. Any development that affects a site will need to demonstrate the likely impact upon the site and the proposed mitigation to reduce that impact.

Objective	+ve/-ve effects				Perm/ Temp/ Sec	Commentary
DM06	A	B	C	D		
1. To encourage sustained economic growth and promote economic prosperity	O	O	O	O		There are no significant effects from these policies.
2. To offer everybody the opportunity for rewarding and satisfying employment	O	O	O	O		There are no significant effects from these policies.
3. To encourage and accommodate both indigenous and inward investment	O	O	O	O		There are no significant effects from these policies.
4. To reduce disparities in economic performance and promote regeneration	O	O	O	O		There are no significant effects from these policies.
5. To reduce the effect of traffic on the environment	O	O	O	O		There are no significant effects from these policies.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	+	+	+	+		All aspects that contribute to the heritage of an area will be protected (i.e. those things that make an area unique and contribute to the character of the area). Archaeological remains help contribute to the local distinctiveness to an area therefore safeguarding ancient artefacts will help preserve an areas heritage.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	+	O	O	O		Conserving and enhancing existing biodiversity levels could bring a positive result. Identifying historic parks and gardens will help to do this.
8. To reduce the risk of flooding for people and property	O	O	O	O		There are no significant effects from these policies.
9. To improve air quality	O	O	O	O		There are no significant effects from these policies.

Objective	+ve/-ve effects				Perm/ Temp/ Sec	Commentary
	A	B	C	D		
DM06						
10. To conserve and where appropriate enhance the historic environment and cultural assets	+	+	+	+		This should result in positive effects for the historic environment. The policy ensures that planning proposals which are not sympathetic to the context and character of the area will be resisted. Preserving archaeological remains will also preserve the cultural assets of the area which give it its sense of history. This will enhance the cultural identity of an area.
11. To achieve sustainable management of waste	O	O	O	O		There are no significant effects from these policies.
12. To reduce contributions to climate change and reduce vulnerability to climate change	+	O	O	O		The policy approach should provide a positive effect on the objective. Development affecting heritage assets (such as buildings) will be expected to respond to climate change. This will be especially relevant in the retrofitting of historic buildings. The policy encourages this type of development but expects that the type of renewable source used (i.e. solar panels, photovoltaic cells, wind turbines) considers the affect on the heritage asset.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	+	O	O	O		This policy should produce a positive effect on the objective because it enables energy efficient measures such as window insulation, porous paving as well as renewal energy sources.
14. To encourage sustainable use of land	O	O	O	O		There are no significant effects from these policies.
15. To achieve sustainable water resources management	O	O	O	O		There are no significant effects from these policies.
16. To improve the Health of Barnet's population	?+	O	O	O		Protecting heritage assets may have a direct influence on the health and well being of Barnet's population. This is because areas that consist of heritage assets generally have pleasant landscaping features and contain trees which contribute to producing oxygen. If a heritage area does contain high quality landscaping features, it may improve the health of Barnet's population by providing surroundings that are attractive and relaxing for people to use. This may have the effect of reducing stress and high blood pressure.
17. To improve the education and skills of the population	O	O	O	O		There are no significant effects from these policies.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O	O	O		There are no significant effects from these policies.
19. To provide good quality surroundings for all	+	+	+	+		This will have a positive effect on all aspects regarding heritage and conservation. Maintaining the good quality surroundings of heritage areas will preserve their unique benefits to residents enjoyment as a place to live.
20. To reduce crime and the fear of crime	O	O	O	O		There are no significant effects from these policies.
21. To improve accessibility for all to services and facilities	O	O	O	O		There are no significant effects from these policies.
22. To encourage a sense of community; identity and welfare	O	O	O	O		There are no significant effects from these policies.

DM07: Protecting housing in Barnet	
	Loss of residential accommodation will not be granted unless:
A	the proposed use is for a local facility (children's nursery, educational or health use)

Objective	+ve/-ve effects	Perm/Temp/Sec	Commentary
DM07	A		
1. To encourage sustained economic growth and promote economic prosperity	+		This objective should provide a positive effect. This is because in the case of providing a local facility (such as a nursery) this would provide jobs for people. As well as this, a use such as a local nursery would also assist in helping people to access childcare facilities. This has the advantage in that it will enable parents to go to work and will provide them with a safe place for their children to be looked after.
2. To offer everybody the opportunity for rewarding and satisfying employment	0		There are no significant effects from this policy.
3. To encourage and accommodate both indigenous and inward investment	0		There are no significant effects from this policy.
4. To reduce disparities in economic performance and promote regeneration	0		There are no significant effects from this policy.
5. To reduce the effect of traffic on the environment	0		There are no significant effects from this policy.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	0		There are no significant effects from this policy.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	0		There are no significant effects from this policy.
8. To reduce the risk of flooding for people & property	0		There are no significant effects from this policy.
9. To improve air quality	0		There are no significant effects from this policy.
10. To conserve and where appropriate enhance the historic environment and cultural assets	0		There are no significant effects from this policy.
11. To achieve sustainable management of waste	0		There are no significant effects from this policy.
12. To reduce contributions to climate change and reduce vulnerability to climate change	0		There are no significant effects from this policy.
13. To increase energy efficiency & the proportion of energy generated from renewable sources	0		There are no significant effects from this policy.
14. To encourage sustainable use of land	0		There are no significant effects from this policy.
15. To achieve sustainable water resources management	0		There are no significant effects from this policy.

Objective	+ve/-ve effects	Perm/Temp/Sec	Commentary
DM07	A		
16. To improve the Health of Barnet's population	O		There are no significant effects from this policy.
17. To improve the education & skills of the population	+?		Local facilities such as nurseries and educational facilities will contribute positively to improving skills and educational opportunities providing the facilities are accessible to a large number of people.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O		There are no significant effects from this policy.
19. To provide good quality surroundings for all	O		There are no significant effects from this policy
20. To reduce crime and the fear of crime	O		There are no significant effects from this policy.
21. To improve accessibility for all to services & facilities	+		By permitting community facilities such as nurseries, health and educational facilities to be built in areas across the borough, accessibility to services will be increased. This will produce a positive effect as it will contribute to creating sustainable communities that will give people equal access to facilities that will affect their quality of life.
22. To encourage a sense of community; identity and welfare	+		By providing local facilities such as nurseries, health and educational uses a sense of community can be fostered as there is a communal approach to people sharing facilities with each other (i.e. children's nurseries) and friendships may be formed as a result.

DM09: Specialist housing – Houses in Multiple Occupation, student accommodation and housing choice for older people

Student Accommodation

- A** The Council expects proposals for student accommodation to demonstrate that they support educational establishments within Barnet and meet an identified local need. Provision for students should be located in accessible locations.

Objective	+ve/-ve effects	Perm/Temp/Sec	Commentary
DM09	A		
1. To encourage sustained economic growth and promote economic prosperity	O		There are no significant effects from this policy.
2. To offer everybody the opportunity for rewarding and satisfying employment	O		There are no significant effects from this policy.
3. To encourage and accommodate both indigenous and inward investment	O		There are no significant effects from this policy.
4. To reduce disparities in economic performance and promote regeneration	O		There are no significant effects from this policy.
5. To reduce the effect of traffic on the environment	O		There are no significant effects from this policy.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O		There are no significant effects from this policy.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O		There are no significant effects from this policy.
8. To reduce the risk of flooding for people and property	O		There are no significant effects from this policy.
9. To improve air quality	O		There are no significant effects from this policy.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O		There are no significant effects from this policy.
11. To achieve sustainable management of waste	O		There are no significant effects from this policy.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O		There are no significant effects from this policy.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O		There are no significant effects from this policy.
14. To encourage sustainable use of land	+		The policy aims to ensure the development of student accommodation is only linked with local establishments and meets an identified need. This will reduce the speculative building of student accommodation in the borough.
15. To achieve sustainable water resources management	O		There are no significant effects from this policy.

Objective	+ve/-ve effects	Perm/Temp/Sec	Commentary
DM09	A		
16. To improve the Health of Barnet's population	O		There are no significant effects from this policy.
17. To improve the education and skills of the population	+		Student accommodation can support educational establishments and can help students access educational establishments. Linking it with local educational establishments ensures that there will be a
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O		There are no significant effects from this policy.
19. To provide good quality surroundings for all	O		There are no significant effects from this policy.
20. To reduce crime and the fear of crime	O		There are no significant effects from this policy.
21. To improve accessibility for all to services and facilities	O		There are no significant effects from this policy.
22. To encourage a sense of community; identity and welfare	O		There are no significant effects from this policy.

DM12: Maintaining local centres and parades	
The Council will protect all retail uses (Class A1) in the existing local centres, parades and isolated shops unless it can be demonstrated that:	
A	Community uses will be expected to present an active frontage at ground floor and be able to demonstrate a similar weekday footfall to Class A use.
B	Proposals for residential use should not cause a break in a frontage.

Objective	+ve/-ve effects		Perm /Temp /Sec	Commentary
	A	B		
1. To encourage sustained economic growth and promote economic prosperity	○	○		There are no significant effects from these policies.
2. To offer everybody the opportunity for rewarding and satisfying employment	○	○		There are no significant effects from these policies.
3. To encourage and accommodate both indigenous and inward investment	○	○		There are no significant effects from these policies.
4. To reduce disparities in economic performance and promote regeneration	○	○		There are no significant effects from these policies.
5. To reduce the effect of traffic on the environment	○	○		There are no significant effects from these policies.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	○	○		There are no significant effects from these policies.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	○	○		There are no significant effects from these policies.
8. To reduce the risk of flooding for people and property	○	○		There are no significant effects from these policies.
9. To improve air quality	○	○		There are no significant effects from these policies.
10. To conserve and where appropriate enhance the historic environment and cultural assets	○	○		There are no significant effects from these policies.
11. To achieve sustainable management of waste	○	○		There are no significant effects from these policies.
12. To reduce contributions to climate change and reduce vulnerability to climate change	○	○		There are no significant effects from these policies.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	○	○		There are no significant effects from these policies.
14. To encourage sustainable use of land	+	+		These policies will have a positive effect. Including a mix of community uses in local centres and parades will contribute to supporting their vitality.

Objective	+ve/-ve effects		Perm /Temp /Sec	Commentary
	A	B		
15. To achieve sustainable water resources management	O	O		There are no significant effects from these policies.
16. To improve the Health of Barnet's population	O	O		There are no significant effects from these policies.
17. To improve the education and skills of the population	O	O		There are no significant effects from these policies.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O		Permitting residential development in the frontages may add a small amount of housing development in the borough, although this is unlikely to be significant.
19. To provide good quality surroundings for all	+	+		These policies should contribute positively to local centres, parades and isolated shops as they aim to maintain and enhance the vitality of these locations by increasing accessibility to community facilities and ensuring residential units do not detract from the frontages in the area.
20. To reduce crime and the fear of crime	O	O		There are no significant effects from these policies.
21. To improve accessibility for all to services and facilities	++	O		There are no significant effects from these policies.
22. To encourage a sense of community; identity and welfare	O	O		There are no significant effects from these policies.

DM13: Community and education uses	
New community or educational use	
A	Where it can be demonstrated that no town centre or local centre site is available, new community or educational uses should be located where they are accessible by public transport, walking and cycling.
B	New community or educational uses should ensure that there is no significant impact on the free flow of traffic and road safety. New community or educational uses will be expected to protect the amenity of residential properties.

Objective	+ve/-ve effects		Perm/ Temp/ Sec	Commentary
	A	B		
DM13				
1. To encourage sustained economic growth and promote economic prosperity	O	O		Ensuring that the free flow of traffic is maintained helps to reduce congestion which can indirectly help promote areas of investment..
2. To offer everybody the opportunity for rewarding and satisfying employment	O	O		There are no significant effects from this policy.
3. To encourage and accommodate both indigenous and inward investment	+	O		By ensuring that new community or educational uses are located in areas where they are accessible by public transport, primarily town centres, and walking or cycling will have a positive effect because it will ensure that community uses will be well supported as they will be accessible by a wide range of people. This could encourage new investment in them.
4. To reduce disparities in economic performance and promote regeneration	O	O		There are no significant effects from this policy.
5. To reduce the effect of traffic on the environment	+	+		The policy advocates that community facilities and educational uses should be located in accessible locations, primarily town centres. This could help provide a variety of facilities in one location reducing the need for people to drive to many locations. Ensuring that the free flow of traffic is maintained helps to reduce congestion which causes pollution.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O	O		There are no significant effects from this policy.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O	O		There are no significant effects from this policy.

Objective	+ve/-ve effects		Perm/ Temp/ Sec	Commentary
	A	B		
DM13				
8. To reduce the risk of flooding for people & property	O	O		There are no significant effects from this policy.
9. To improve air quality	O	O		There are no significant effects from this policy.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O	O		There are no significant effects from this policy.
11. To achieve sustainable management of waste	O	O		There are no significant effects from this policy.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O	O		There are no significant effects from this policy.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O	O		There are no significant effects from this policy.
14. To encourage sustainable use of land	+	+		The policy seeks to provide a more sustainable use of land by seeking to provide community halls/spaces, health and educational facilities in town centres where they could be provided at a higher density as part of mixed use schemes.
15. To achieve sustainable water resources management	O	O		There are no significant effects from this policy.
16. To improve the Health of Barnet's population	O	O		There are no significant effects from this policy.
17. To improve the education and skills of the population	O	O		There are no significant effects from this policy.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O		There are no significant effects from this policy.
19. To provide good quality surroundings for all	O	O		There are no significant effects from this policy.
20. To reduce crime and the fear of crime	O	O		There are no significant effects from this policy.
21. To improve accessibility for all to services and facilities	+	+		These policies will have a positive effect on the objective. New community or educational facilities will be placed in town centres and areas that are accessible by a wide range of sustainable transport means such as public transport, cycling and walking. Placing these facilities in accessible locations should give residents a wider range of facilities. Care will be needed when moving existing facilities to ensure that coverage to local residents is retained.
22. To encourage a sense of community; identity and welfare	+	+		These policies will have a positive effect on the objective. Community and educational facilities can help foster a strong sense of community particularly if there is shared use of these facilities in town centres.

DM14: New and existing employment space	
Existing employment space	
A	Proposals to redevelop or reuse an existing employment space which reduces the levels of employment use and impacts negatively on the local economy will be resisted.
B	Where appropriate, loss of employment space will be expected to provide mitigation in the form of contributions to employment training.

Objective	+ve/-ve effects		Perm/ Temp/ Sec	Commentary
	A	B		
DM14				
1. To encourage sustained economic growth and promote economic prosperity	+	+		The policy should have a positive effect as it aims to maintain the levels of employment (numbers of jobs) in proposals for the redevelopment of existing employment space. Generally this should be a positive effect as it helps the local economy but in some instances it may not where an employment scheme comes forward for a new employer but with fewer employees. However in these instances the policy could be applied flexibly provided a suitable case was put forward. Providing training for people where there is a loss of employment space is a positive effect provided that the skills and training is provided especially with those people with little or no qualifications and gives them an opportunity to gain skills that will give them a realistic chance of entering the job market. This aspect of the policy should be monitored to ensure that equality to training is not compromised.
2. To offer everybody the opportunity for rewarding and satisfying employment	+	+		Maintaining the levels of employment (numbers of jobs) in proposals for the redevelopment of existing employment space will help to maintain the opportunities for employment in the borough. Providing training for people where there is a loss of employment space is a positive effect provided that the skills and training is provided especially with those people with little or no qualifications and gives them an opportunity to gain skills that will give them a realistic chance of entering the job market. This aspect of the policy should be monitored to ensure that equality to training is not compromised.
3. To encourage and accommodate both indigenous and inward investment	+	+		The policy should have a positive effect as it aims to maintain the levels of employment (numbers of jobs) in proposals for the redevelopment of existing employment space. Generally this should be a positive effect as it helps the local economy but in some instances it may discourage inward investment where an employment scheme comes forward for a new employer but with fewer employees. However in these instances the policy could be applied flexibly provided a suitable case was put forward. Contributions for employment training will add to indigenous investment providing that training will lead to jobs (i.e. apprenticeships) and is targeted to a wide range of people (including local people) which will give the opportunity for people to become skilled and qualified and able to join the workforce and contribute to the economy. A workforce that is better qualified should help attract investment to the borough.

Objective	+ve/-ve effects		Perm/ Temp/ Sec	Commentary
	A	B		
DM14	A	B		
4. To reduce disparities in economic performance and promote regeneration	?+	O		The policy should have a positive effect as it aims to maintain the levels of employment in proposals for the redevelopment of existing employment space. New employment uses will help promote regeneration because they could provide new jobs for local people. In order to adequately support regeneration, any jobs created or existing should be located in locations where there is a good transport provision. Locations providing jobs which do not have good transport provision may increase disparities amongst groups as some groups may find it harder to physically access areas where the jobs are located depending on their location.
5. To reduce the effect of traffic on the environment	O	O		There are no significant effects from this policy.
6. To maintain & enhance the quality of landscapes, townscapes & local distinctiveness	O	O		There are no significant effects from this policy.
7. To conserve & enhance the borough's existing biodiversity & seek to increase where possible	O	O		There are no significant effects from this policy.
8. To reduce the risk of flooding for people & property	O	O		There are no significant effects from this policy.
9. To improve air quality	O	O		There are no significant effects from this policy.
10. To conserve & where appropriate enhance the historic environment & cultural assets	O	O		There are no significant effects from this policy.
11. To achieve sustainable management of waste	O	O		There are no significant effects from this policy.
12. To reduce contributions to climate change & reduce vulnerability to climate change	O	O		There are no significant effects from this policy.
13. To increase energy efficiency & the proportion of energy generated from renewable sources	O	O		There are no significant effects from this policy.
14. To encourage sustainable use of land	O	O		There are no significant effects from this policy.
15. To achieve sustainable water resources management	O	O		There are no significant effects from this policy.
16. To improve the Health of Barnet's population	O	O		There are no significant effects from this policy.
17. To improve the education & skills of the population	O	O		There are no significant effects from this policy.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O		There are no significant effects from this policy.
19. To provide good quality surroundings for all	O	O		There are no significant effects from this policy.
20. To reduce crime and the fear of crime	O	O		There are no significant effects from this policy.
21. To improve accessibility for all to services & facilities	O	O		There are no significant effects from this policy.
22. To encourage a sense of community; identity & welfare	O	O		There are no significant effects from this policy.

DM15: Green Belt and Open Spaces	
Open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:	
A	The development proposal is a small scale ancillary use which supports the use of the open space or
B	Equivalent or better quality open space provision can be made.

Objective	+ve/-ve effects		Perm/Temp/Sec	Commentary
DM15	A	B		
1. To encourage sustained economic growth and promote economic prosperity	O	O		There are no significant effects from this policy.
2. To offer everybody the opportunity for rewarding and satisfying employment	O	O		There are no significant effects from this policy.
3. To encourage and accommodate both indigenous and inward investment	O	O		There are no significant effects from this policy.
4. To reduce disparities in economic performance and promote regeneration	O	O		There are no significant effects from this policy.
5. To reduce the effect of traffic on the environment	O	O		There are no significant effects from this policy.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	+	+		Protecting open spaces from development maintains their contribution to the quality of our townscapes and landscapes in particular in the green belt and MOL. It is not clear however under the exception whether equivalent or better quality space will improve provision of open space or the quality.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	+	+		These policies will produce a positive effect on this objective. Nature conservation and wildlife use as well as open spaces will be protected from development unless special circumstances are merited. It is not clear however under the exception whether equivalent or better quality space will improve provision of open space or the quality.
8. To reduce the risk of flooding for people and property	+	+		Protecting open spaces from development maintains their natural run off rate and reduces the risk of flooding elsewhere.
9. To improve air quality	O	O		There are no significant effects from this policy.
10. To conserve and where appropriate enhance the historic environment and cultural assets	+	+		These policies should produce a positive effect. Open space makes a valuable contribution to the character of Barnet as these spaces form part of the cultural assets of the borough. Some of the open spaces in the borough are historic. Conserving these historic open spaces will have a positive effect in retaining assets that provide attractive and pleasant surroundings.
11. To achieve sustainable management of waste	O	O		There are no significant effects from this policy.

Objective	+ve/-ve effects		Perm/ Temp/ Sec	Commentary
	A	B		
DM15				
12. To reduce contributions to climate change and reduce vulnerability to climate change	○	○		There are no significant effects from this policy.
19. To provide good quality surroundings for all	+	+		These policies will provide an overall positive effect on this objective. Safeguarding open spaces as well as nature conservation and wildlife areas which provide landscapes and quality surroundings which help maintain and improve an areas visual distinctiveness.
20. To reduce crime and the fear of crime	○	○		There are no significant effects from this policy.
21. To improve accessibility for all to services & facilities	○	○		There are no significant effects from this policy.
22. To encourage a sense of community; identity & welfare	○	○		There are no significant effects from this policy.

DM16: Biodiversity	
A	When considering development proposals the Council will, where appropriate, seek the retention and enhancement, or the creation of biodiversity.
B	Where development will affect a Site of Importance for Nature Conservation and / or species of importance the Council will expect the proposal to meet the requirements of London Plan Policy 7.9E.
C	Development adjacent to or within areas identified as part of the Green Grid Framework will be required to make a contribution to the enhancement of the Green Grid.

Objective	+ve/-ve effects			Perm/ Temp/ Sec	Commentary
	A	B	C		
DM16					
1. To encourage sustained economic growth and promote economic prosperity	○	○	○		There are no significant effects from this policy.
2. To offer everybody the opportunity for rewarding and satisfying employment	○	○	○		There are no significant effects from this policy.
3. To encourage and accommodate both indigenous and inward investment	○	○	○		There are no significant effects from this policy.
4. To reduce disparities in economic performance and promote regeneration	○	○	○		There are no significant effects from this policy.
5. To reduce the effect of traffic on the environment	○	○	○		There are no significant effects from this policy.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	○	○	○		There are no significant effects from this policy.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	++	++	++		These policies will produce a positive result for this objective. The policy seeks to retain and enhance areas of biodiversity and create new ones where appropriate.
8. To reduce the risk of flooding for people and property	○	○	○		There are no significant effects from this policy.
9. To improve air quality	○	○	○		There are no significant effects from this policy.
10. To conserve and where appropriate enhance the historic environment and cultural assets	○	○	○		There are no significant effects from this policy.
11. To achieve sustainable management of waste	○	○	○		There are no significant effects from this policy.
12. To reduce contributions to climate change and reduce vulnerability to climate change	○	○	○		There are no significant effects from this policy.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	○	○	○		There are no significant effects from this policy.

Objective	+ve/-ve effects			Perm/ Temp/ Sec	Commentary
	A	B	C		
DM16					
14. To encourage sustainable use of land	○	○	○		There are no significant effects from this policy.
15. To achieve sustainable water resources management	○	○	○		There are no significant effects from this policy.
16. To improve the Health of Barnet's population	○	○	○		There are no significant effects from this policy.
17. To improve the education and skills of the population	○	○	○		There are no significant effects from this policy.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	○	○	○		There are no significant effects from this policy.
19. To provide good quality surroundings for all	○	○	○		There are no significant effects from this policy.
20. To reduce crime and the fear of crime	○	○	○		There are no significant effects from this policy.
21. To improve accessibility for all to services and facilities	○	○	○		There are no significant effects from this policy.
22. To encourage a sense of community; identity and welfare	○	○	○		There are no significant effects from this policy.

DM17: Travel impact and parking standards	
A	Road Safety The Council will ensure that the safety of all road users is taken into account when considering development proposals, and will refuse proposals that unacceptably increase conflicting movements on the road network or increase the risk to vulnerable users.
B	Road Hierarchy The Council will seek to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. In taking into account the function of adjacent roads the council may refuse development proposals which would result in inappropriate road use, or adversely affect the operation of roads in an area.
C	Development, Location and Accessibility The Council will expect major development proposals with the potential for significant trip generation to be in locations which are, or will be made, highly accessible by a range of transport modes.
D	Transport Assessment In considering planning applications for new development, the Council will require developers to submit a full Transport Assessment (as defined by Department for Transport criteria) where the proposed development is anticipated to have significant transport implications in order to ensure that these impacts are considered. This assessment should include an analysis of accessibility by all modes of transport.
E	Travel Planning For significant trip generating developments, (defined by Department for Transport criteria), the Council will require the occupier to develop, implement and maintain a satisfactory Travel Plan (or plans) to minimise increases in road traffic and meet mode split targets. In order to ensure that they are delivering this the travel plan will need to contain measurable outputs so that they can be monitored.
	Local Infrastructure Needs
F	Developments should be located and designed to make the use of public transport more attractive for all users by providing improved access to existing facilities, and if necessary the development of new routes and services, including improved and fully accessible interchange facilities.
G	The Council will expect development to provide safe and suitable access arrangements for all road users to new developments. Where improvements or changes to the road network are necessary by virtue of an approved development, the Council will secure a Legal Agreement from the developer.
H	The Council will require appropriate measures to control vehicle movements, servicing and delivery arrangements. Where appropriate the Council will require Construction Management and/or Delivery and Servicing Plans.
I	Where appropriate, development will be required to improve cycle and pedestrian facilities in the local catchment area by providing facilities on site and/or funding improvements off site.
	Parking management The Council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the standards will be:
J	2 or more spaces per unit for detached and semi-detached houses (4 or more bedrooms)

K	1 or more spaces per unit for terraced houses and flats (1 to 3 bedrooms)s
L	Residential development may be acceptable which proposes limited or no parking where either of the following can be demonstrated:
M	surveys indicate that there is sufficient on-street parking capacity and
N	In cases where the proposal is within a Controlled Parking Zone (CPZ) or town centre and surveys indicate there is not sufficient on street parking capacity, the roads outside a CPZ which are in close proximity to the proposal will need to have sufficient on-street parking capacity to accommodate parking from the development and the applicant is willing to enter into a legal agreement which restricts future occupiers from obtaining on street parking permits.

Objective	+ve/-ve effects														Perm/ Temp/ Sec	Commentary
DM17	A	B	C	D	E	F	G	H	I	J	K	L	M	N		
1. To encourage sustained economic growth & promote economic prosperity	+	+	+	+	+		+	+	+	+	+	+	+	+		Requiring major development proposals that have the potential to generate significant trip generation to be placed in locations that are accessible by a range of transport modes should help reduce congestion over time. This may help to encourage investment.
2. To offer everybody the opportunity for rewarding & satisfying employment	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.
3. To encourage & accommodate both indigenous & inward investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+		Requiring major development proposals that have the potential to generate significant trip generation to be placed in locations that are accessible by a range of transport modes should help reduce congestion over time. This may help to encourage investment.
4. To reduce disparities in economic performance & promote regeneration	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy. The policy is not really locational.
5. To reduce the effect of traffic on the environment	+	+	+	+	+	+	+	+	+	?	?	+	+	+		The policy affects this objective the most. Certain aspects of this policy have uncertain impacts. In general it should be positive. The principal change is to the car parking standards for which there is no supporting evidence. Although the increase appears to be marginal its aim is to encourage more parking which may help to encourage people to drive. Additionally it is not clear that travel plans, and the re-draft of car free

Objective	+ve/-ve effects														Perm/ Temp/ Sec	Commentary
DM17	A	B	C	D	E	F	G	H	I	J	K	L	M	N		
																development and locating development in accessible locations will reduce car use although it is a positive step. Car free development does not prevent the ownership of a car which can be parked elsewhere both off or on street. Careful monitoring the policy is needed to assess the impact of this aspect. Also clarifying how surveys will be undertaken is also going to be important to ensure they are robust. Finally ensuring that walking and cycling is an encouraging improvement.
6. To maintain and enhance the quality of landscapes, townscapes & local distinctiveness	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.
7. To conserve & enhance the borough's existing biodiversity & seek to increase where possible	O	O	O	O	O	O	O	O	O	O	O	O	O	O		Biodiversity in the borough will only be affected if new businesses are located near to areas in which biodiversity is present or if new transport infrastructure is placed in areas of biodiversity.
8. To reduce the risk of flooding for people & property	O	O	O	O	O	O	O	O	O	O	O	O	O	O		Roads contribute to surface water run-off by way of sewers and drains. Mitigation measures to reduce flooding such as permeable paving should be employed in new transport infrastructure to reduce the rate of run off.
9. To improve air quality	+?	?	?	?	?	?	?	?	?	?	?	?	?	+?		This policy will provide an uncertain effect on the objective. It is not clear that travel plans, car free development and locating development in accessible location will reduce car use. There is no evidence to support the changes to the car parking standards. Although the increase appears to be marginal its aim is to encourage more parking which is negative. Also car free development does not prevent the ownership of a car which can be parked elsewhere both off or on street. Obviously less cars on the road reduces emissions both from the

Objective	+ve/-ve effects														Perm/ Temp/ Sec	Commentary
DM17	A	B	C	D	E	F	G	H	I	J	K	L	M	N		
																engines and from reducing congestion which allows a freer flow of traffic
10. To conserve & where appropriate enhance the historic environment & cultural assets	O	O	O	O	O	+	O	O	O	O	O	O	O	O		There may be minimal improvements to the public realm and town centres due to the fact that public transport infrastructure may be incorporated into these areas. These improvements could have a positive effect on the historic environment and cultural assets.
11. To achieve sustainable management of waste	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.
12. To reduce contributions to climate change & reduce vulnerability to climate change	?+	?	?	?	?	?	?	?	?	?	?	?	?	+		Vehicle emissions are recognised as being major contributors to climate change. As above this policy will provide an uncertain effect on the objective. It is not clear that travel plans and locating development in accessible location will reduce car use.
13. To increase energy efficiency & the proportion of energy generated from renewable sources	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.
14. To encourage sustainable use of land	+	+	+	+	+	+	+	+	+	+	+	+	+	?		Reducing the need to travel could save on land space as this will mean that the land is not used to accommodate transport, in particular car parks but other purposes such as residential or mixed-uses.
15. To achieve sustainable water resources management	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.
16. To improve the Health of Barnet's population	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?	+?		The policy seeks to improve conditions for walking and cycling. Encouraging alternative methods of travel such as these will benefit Barnet residents. However it is not clear that travel plans and locating development in accessible location will reduce car use therefore improvements in

Objective	+ve/-ve effects														Perm/ Temp/ Sec	Commentary
DM17	A	B	C	D	E	F	G	H	I	J	K	L	M	N		
																air quality and attendant health benefits may not occur.
17. To improve the education & skills of the population	O	O	O	O	O	O	+	O	O	O	O	O	O	O		Travel plans will have a positive impact on schools as it can help to educate children and parents about the importance of using alternative methods of transport to travel to and from school.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.
19. To provide good quality surroundings for all	O	O	O	O	+	O	O	O	O	O	O	O	O	+		The policy seeks to improve elements within the public realm which could raise the standard of urban design.
20. To reduce crime & the fear of crime	O	O	O	O	+	O	O	O	O	O	O	O	O	O		By making public transport and other travel infrastructure more safe for people to use i.e. by putting travel routes in areas where there is natural surveillance will improve the perception of safety and encourage more people to use alternative modes of transport as people will feel more safe.
21. To improve accessibility for all to services & facilities	+	+	+	+	+	+	+	+	+	O	O	O	+	+		Any initiatives to improve peoples access to services and facilities through investment in public transport infrastructure will have a positive effect. These improvements will especially be useful if they are targeted in areas such as town centres which usually contain services and facilities that will be beneficial to visitors and residents of the boroughs town centres.
22. To encourage a sense of community; identity and welfare	O	O	O	O	O	O	O	O	O	O	O	O	O	O		There are no significant effects from this policy.

9. Sustainability Appraisal of Further Proposed Changes to the Development Management Policies DPD

This part of the appraisal will examine the evolution of policy developments that have taken place since the submission of Core Strategy and changes made following the examination in public by a Planning Inspector.

9.1 The significant changes to policy DM01 – Protecting Barnet's character and amenity.

- 9.1.2 This section of the SA focuses only on the significant changes to the Development Management Policies made following the examination in public and as such only these changes are appraised against the sustainability objectives.
- 9.1.3 The changes has been appraised using the same format and approach that has been used in earlier appraisals at Submission Stage and Preferred Approach.
- 9.1.4 The following section will first identify all the significant policy amendments that have taken place. Significant changes which need to undergo sustainability appraisal are then identified in a table which is then followed by the appraisal itself in a table matrix. Finally a commentary is included which discusses the issues arising from the appraisal process.
- 9.1.5 During the EiP the council was asked to review the approach set out in DM01h on the conversion of houses into flats in light of the context set out in PPS3: Housing and the principle of ensuring the efficient use of land.
- 9.1.6 Set out below are the significant changes made to the supporting text of Policy DM01

Policy DM01 – Protecting Barnet's character and amenity		
A	2.8.1 (supersedes PSA 23)	The conversion of existing dwellings into flats can have a cumulative effect that is damaging to the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but particularly where they are highly accessible. However even in such locations they can harm the character of areas by changing external appearance the nature of a neighbourhood and increasing activity. Such activity this intensification of use can often involve more people movements, increased car movements and parking stress , more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to flattened accommodation. Conversions in roads characterised by unconverted houses will not normally be appropriate. Where conversions are acceptable any external alterations should seek to minimise their impact on the external appearance of the house and local character. Further guidance on conversions will be set out in the Residential Design Guidance SPD.
	New para 2.8.1a	Where conversions are acceptable any external alterations should seek to minimise their impact on the external appearance of the property and local character. Conversions must also be able to satisfactorily address all other relevant policies in the DPD including the need to consider the dwelling size priorities set out in DM08 and the approach to parking management set out in DM17. Further guidance on conversions will be set out in the Residential Design Guidance SPD.

9.2 Important issues arising from the sustainability appraisal for policy DM01 at Further Proposed Changes following EiP.

- 9.2.1 The effect of these amendments should largely be positive. The negative impacts of uncontrolled conversions of family housing on the quality of neighbourhoods can be mitigated through design guidance. However, the long term cumulative impacts of the uncontrolled conversion of family housing in the borough could have negative impacts on parking stress and could also result in a reduction in family housing. In this light, conversions should be guided by planning policy.

Sustainability appraisal of changes to policy DM01	+ / - effects	Perm / Temp / Sec	Commentary
Sustainability Objectives	A		
1. To encourage sustained economic growth and promote economic prosperity	O		There is no significant effect from these policy amendments.
2. To offer everybody the opportunity for rewarding and satisfying employment	O		There is no significant effect from these policy amendments.
3. To encourage and accommodate both indigenous and inward investment	O		There is no significant effect from these policy amendments.
4. To reduce disparities in economic performance and promote regeneration	O		There is no significant effect from these policy amendments.
5. To reduce the effect of traffic on the environment	+		On streets characterised by family housing; flatted conversions may lead to increased levels of parking stress. Therefore measures to control flatted development could help to reduce parking stress within neighbourhoods.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	?		Controlling conversions on streets characterised by family housing may help to reduce negative impact on local streetscapes. Fewer conversions may reduce front garden hard-surfacing and the impact of extra bin storage. However, such negative effects could be controlled through adequate design guidance.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O		There is no significant effect from these policy amendments.
8. To reduce the risk of flooding for people and property	?		Fewer conversions may reduce front garden hard-surfacing in many areas which could reduce the risk of flooding.
9. To improve air quality	O		There is no significant effect from these policy amendments.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O		There is no significant effect from these policy amendments.
11. To achieve sustainable management of waste	O		There is no significant effect from these policy amendments.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O		There is no significant effect from these policy amendments.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O		There is no significant effect from these policy amendments.
14. To encourage sustainable use of land	+		The revised approach encourages the sustainable use of land. Uncontrolled conversions to family housing could result in the supply of smaller dwelling units outstripping demand; and could also result in a shortage of much needed family housing in the borough.
15. To achieve sustainable water resources management	O		There is no significant effect from these policy amendments.
16. To improve the Health of Barnet's population	O		There is no significant effect from these policy amendments.
17. To improve the education and skills of the population	O		There is no significant effect from these policy amendments.

Sustainability appraisal of changes to policy DM01	+ / - effects	Perm / Temp / Sec	Commentary
Sustainability Objectives	A		
18. To provide Barnet's population with the opportunity to live in a decent affordable home	?+		In the long term this approach could ensure that future demand for family housing can be met.
19. To provide good quality surroundings for all	?		Controlling conversions on streets characterised by family housing may help to reduce negative impact on local streetscapes. Fewer conversions may reduce front garden hard-surfacing and the impact of extra bin storage. However, such negative effects could be controlled through adequate design guidance.
20. To reduce crime and the fear of crime	O		There is no significant effect from these policy amendments.
21. To improve accessibility for all to services and facilities	O		There is no significant effect from these policy amendments.
22. To encourage a sense of community; identity and welfare	+		Areas dominated by flat conversions may contain a larger transient population which does not potentially forge links (social capital) with their neighbours. Families tend to build social capital through greater links within the local community in which they live, through, for example, children attending school. Robert Putnam (an author and leading expert on social capital) states that 'the most fundamental form of social capital is the family' (Putnam, R (1995) 'Bowling Alone: Americas declining social capital' pp 65-78).

9.3 The difference the appraisal process has made to Policy DM01

- 9.3.1 This policy change has materialised through the Examination in Public. The appraisal does not recommend any amendments to the changes.

9.4 The significant changes to policy DM10 – Affordable Housing Contributions

- 9.4.1 During the EiP hearings the council was asked to review the presentation of the evidence for affordable housing and to consider if, on the basis of the presentation, the council's approach including proportions and thresholds is justified.
- 9.4.2 Set out below are the changes made to Policy DM10 supporting text

Policy DM 10 – Affordable Housing Contributions		
A	11.1.2	11.1.2 Since the introduction of a 50% affordable housing target at 10 units or more in 2006 there has been a reduction in affordable housing delivery in Barnet because of a decrease in proposals for small to medium-sized residential sites. Prior to the economic downturn the viability of these sites appears to have been impacted by inflexible top down targets and a low trigger threshold which caused developers to either submit residential developments of up to 9 units or landowners chose not to bring forward their site for development thereby reducing overall supply.
	11.1.3 supersedes DMP PEA 2/II & PSA 117	Whilst retaining a threshold of 10 units The threshold for requiring affordable housing is 10 or more housing units. The maximum reasonable amount of affordable housing that will be required on site will be considered on a site by site basis and subject to viability. considers that for schemes of 15 units or more it is reasonable to aim to implement on site, subject to viability, the borough-wide target of 30% of all new homes to be affordable. Delivery of more than 30% affordable housing will be sought where viable. However the Council recognises that viability is a key consideration for smaller sites and will take a more flexible approach for sites capable of reaching 10 to 15 units. The affordable housing threshold will also be triggered by redevelopment on sites larger than 0.4 hectares (including conversions). Affordable housing calculations should be made in terms of habitable rooms or floorspace. Calculations should be made in relation to gross development based on the total number of units in the final development.

9.5 Important issues arising from the sustainability appraisal for policy DM10 at Further Proposed Changes following EiP.

- 9.5.1 The appraisal has highlighted some issues at the Further Proposed Changes stage, these include:
- Increasing the affordable housing target could potentially discourage investment in housing in Barnet, particularly if other neighbouring boroughs have lower targets. Also, these policy changes should help reduce the amount of small housing schemes coming forward
 - Increased provision of affordable housing could lead to a more balanced social mix in housing developments thereby promoting social cohesion.
 - The policy changes remove the flexibility in policy to the amount of affordable units sought in housing schemes. This approach was intended to encourage developers to bring schemes forward which are just over the threshold requiring them to provide some affordable housing. However, following the examination the approach was not considered justified.

Sustainability appraisal of changes to policy DM10	+ / - effects	Perm / Temp / Sec	Commentary
Sustainability Objectives	A		
1. To encourage sustained economic growth and promote economic prosperity	O		There is no significant effect from these policy amendments.
2. To offer everybody the opportunity for rewarding and satisfying employment	O		There is no significant effect from these policy amendments.
3. To encourage and accommodate both indigenous and inward investment	?		An affordable housing target of 40% could result in some schemes becoming unviable for developers especially if neighbouring boroughs have lower affordable housing targets. Removing the potential for a flexible approach may reduce the amount of affordable housing being delivered in the borough, with many developers bringing schemes forward for only nine units at a time; circumventing the affordable housing threshold and requirement.
4. To reduce disparities in economic performance and promote regeneration	O		There is no significant effect from these policy amendments.
5. To reduce the effect of traffic on the environment	O		There is no significant effect from these policy amendments.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O		There is no significant effect from these policy amendments.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O		There is no significant effect from these policy amendments.
8. To reduce the risk of flooding for people and property	O		There is no significant effect from these policy amendments.
9. To improve air quality	O		There is no significant effect from these policy amendments.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O		There is no significant effect from these policy amendments.
11. To achieve sustainable management of waste	O		There is no significant effect from these policy amendments.
12. To reduce contributions to climate change and reduce vulnerability to climate change	O		There is no significant effect from these policy amendments.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O		There is no significant effect from these policy amendments.
14. To encourage sustainable use of land	O		There is no significant effect from these policy amendments.
15. To achieve sustainable water resources management	O		There is no significant effect from these policy amendments.
16. To improve the Health of Barnet's population	O		There is no significant effect from these policy amendments.
17. To improve the education and skills of the population	O		There is no significant effect from these policy amendments.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	++		By increasing the affordable housing target to 40% Barnet will be able to meet demand, not only for Barnet residents, but also for neighbouring boroughs. This strategy should help to ensure that all Barnet residents are provided with the opportunity to live in decent and affordable

Sustainability appraisal of changes to policy DM10	+ / - effects	Perm / Temp / Sec	Commentary
Sustainability Objectives	A		
			homes.
19. To provide good quality surroundings for all	O		There is no significant effect from these policy amendments.
20. To reduce crime and the fear of crime	O		There is no significant effect from these policy amendments.
21. To improve accessibility for all to services and facilities	O		There is no significant effect from these policy amendments.
22. To encourage a sense of community; identity and welfare	+		Increased provision of affordable housing will ensure that within large scale developments there is a well balanced social mix which will lead to the creation of diverse and balanced local communities. This strategy could significantly help to reduce social exclusion leading to a greater sense of community.

9.6 The difference the appraisal process has made to Policy DM10

- 9.6.1 This policy change has materialised through the Examination in Public and no changes are recommended by the sustainability appraisal.

9.7 The significant changes to policy DM17 – Travel Impact and Parking Standards

- 9.7.1 During the EiP hearings the council was asked to consider a review of its car parking standards and reach agreement with Transport for London on Barnet's car parking evidence.

Policy DM17 – Travel Impact and Parking Standards

A	<p>1. The Council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the maximum standards will be:</p> <p>i 2 to 1.5 spaces per unit for detached and semi detached houses and flats (4 or more bed)</p> <p>ii 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bed); and</p> <p>iii 1 to less than 1 space per unit for development consisting mainly of flats (1 bed)</p>
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9.8 Important issues arising from the sustainability appraisal for policy DM17 at Further Proposed Change.

- 9.8.1 The appraisal has highlighted some issues at the Further Proposed Changes stage, these include:
- The policy is now clear that the standards are a maximum and should not be exceeded.

9.9 The difference the appraisal process has made to Policy DM17

- 9.9.1 This policy change has materialised through the Examination in Public.
- 9.9.2 The effect of the policy will ensure maximum parking standards are applied in development proposals. As identified in previous appraisals the aim of the policy may increase parking which may help to encourage people to drive more. However, in more suburban locations there may be a greater reliance on the car as a mode of transport and therefore demand for parking provision. The supporting text makes clear the factors which will be considered in determining what is 'adequate' parking provision.

Sustainability appraisal of changes to policy DM17	+ / - effects	Perm / Temp / Sec	Commentary
Sustainability Objectives	A		
1. To encourage sustained economic growth and promote economic prosperity	O		There is no significant effect from these policy amendments.
2. To offer everybody the opportunity for rewarding and satisfying employment	O		There is no significant effect from these policy amendments.
3. To encourage and accommodate both indigenous and inward investment	O		There is no significant effect from these policy amendments.
4. To reduce disparities in economic performance and promote regeneration	O		There is no significant effect from these policy amendments.
5. To reduce the effect of traffic on the environment	O		There is no significant effect from these policy amendments.
6. To maintain and enhance the quality of landscapes, townscapes and local distinctiveness	O		There is no significant effect from these policy amendments.
7. To conserve and enhance the borough's existing biodiversity and seek to increase where possible	O		There is no significant effect from these policy amendments.
8. To reduce the risk of flooding for people and property	O		There is no significant effect from these policy amendments.
9. To improve air quality	O		There is no significant effect from these policy amendments.
10. To conserve and where appropriate enhance the historic environment and cultural assets	O		There is no significant effect from these policy amendments.
11. To achieve sustainable management of waste	O		There is no significant effect from these policy amendments.
12. To reduce contributions to climate change and reduce vulnerability to climate change	?		The policy now makes clear that these are proposed maximum standards.
13. To increase energy efficiency and the proportion of energy generated from renewable sources	O		There is no significant effect from these policy amendments.
14. To encourage sustainable use of land	O		There is no significant effect from these policy amendments.
15. To achieve sustainable water resources management	O		There is no significant effect from these policy amendments.
16. To improve the Health of Barnet's population	O		There is no significant effect from these policy amendments.
17. To improve the education and skills of the population	O		There is no significant effect from these policy amendments.
18. To provide Barnet's population with the opportunity to live in a decent affordable home	O		There is no significant effect from these policy amendments.
19. To provide good quality surroundings for all	O		There is no significant effect from these policy amendments.
20. To reduce crime and the fear of crime	O		There is no significant effect from these policy amendments.

Sustainability appraisal of changes to policy DM17	+ / - effects	Perm / Temp / Sec	Commentary
Sustainability Objectives	A		
21. To improve accessibility for all to services and facilities	O		There is no significant effect from these policy amendments.
22. To encourage a sense of community; identity and welfare	O		There is no significant effect from these policy amendments.

10. Implementation: proposals for monitoring

- 10.1.1 Implementation of the plan policies will determine the success of the Development Management Policies. We will monitor the effectiveness of the Development Management Policies in delivering its objectives by assessing performance against a series of indicators as set out in Appendix 3 of the Development Management Policies DPD. These compliment the indicators set out in the Core Strategy.
- 10.1.2 Each year we will publish an Annual Monitoring Report, which will:
- assess the performance of the Core Strategy and other Local Plan documents by considering progress against the indicators proposed
 - set out Barnet's updated housing trajectory
 - identify the need to reassess or review any policies or approaches
 - make sure the context and assumptions behind our strategy and policies are still relevant
 - identify trends in the wider social, economic and environmental issues facing Barnet

11. Conclusions

- 11.1.1 The SA is intended to be an iterative process that makes recommendations on the policy development process as it progresses in order to improve the content of the Development Management policies DPD in terms of its impacts on the sustainability objectives. The following table outlines the changes made in response to questions raised in the preferred approach SA and the subsequent Further Proposed Changes made following the examination. Further detail is contained in Section 7: Sustainability Appraisal of DPD.

Policy	Difference the appraisal made to the Development Management Submission Stage policies and further proposed changes
DM01 – Protecting Barnet's character and amenity	The appraisal at preferred approach suggested a minor change was made in part because of the SA and consultation responses. The supporting text was amended to state that the policy should not be used to restrict well designed and sympathetic development. Detail in SPD may help clarify this. The effects of the policy changes which materialised through the Examination in Public are largely positive. The appraisal does not recommend any amendments to the changes.
DM02 – Development Standards	The appraisal at preferred approach did not highlight any changes
DM03 – Accessibility and Inclusive Design	This is a new policy introduced after and not because of the preferred approach SA
DM04 – Environmental	At submission stage reference has been added to the policy to make clear that development which would affect the quality of ground water would not be permitted.

Policy	Difference the appraisal made to the Development Management Submission Stage policies and further proposed changes
Considerations for Development	
DM05 – Tall Buildings	This is a new policy introduced after and not because of the preferred approach SA
DM06 – Barnet's Heritage and Conservation	The appraisal at preferred approach did not highlight any changes
DM07 – Protecting Housing in Barnet	The appraisal at submission stage highlighted the possible impact on the economy which could result from the restrictive approach contained in the policy preventing change to employment use. This has not been addressed although the appraisal was unable to determine whether it would be significant or not.
DM08 – Ensuring a Variety of sizes of new homes	The appraisal at preferred approach did not highlight any changes
DM09 - Specialist Housing	The appraisal at preferred approach did not highlight any changes
DM10 – Affordable Housing Contributions	The appraisal did not highlight any changes at submission stage. The effects of the policy changes which materialised through the Examination in Public are largely positive in that they could increase the provision of affordable housing. The appraisal does not recommend any amendments to the changes.
DM11 – Development Principles for Barnet's town centres	The appraisal at preferred approach did not highlight any changes
DM12 – Maintaining our local centres and parades	The appraisal at preferred approach raised a question of flexibility over changes away from retail uses in the local centres and parades. Whilst office use has not been introduced into the policy community uses and residential have which provide greater flexibility provided other policy considerations are met.
DM13 – Community and Education Uses	The appraisal at preferred approach did not highlight any changes
DM14 – New and Existing Employment Spaces	The appraisal at preferred approach did not highlight any changes
DM15 – Green belt and Open spaces	The SA at preferred approach raised a question over protecting low value open spaces. Whilst the policy principle is to protect open space the supporting text has been expanded on to state that there should be no net loss of equivalent open space or a better quality of provision and that replacement open space should be the same or better quality. This does not ensure that low value open spaces won't be protected but encourages an improvement where proposals come forward. The supporting text has been revised at submission to clarify policy application.
DM16 – Biodiversity	This is a new policy introduced after and not because of the preferred approach SA
DM17 – Travel Impact and Parking Standards	The appraisal at preferred approach did not highlight any changes. The effects of the policy changes which materialised through the Examination in Public make the policy position on parking clearer. The appraisal does not recommend any amendments to the changes.
DM18 – telecommunications	The appraisal at preferred approach did not highlight any changes

- 11.1.2 On balance the SA report sets out that the DMP Policies will have a positive effect on the delivery of the policies set out in the Core Strategy following appraisal against the Sustainability Framework. Because the policies contained in the Core Strategy have already been appraised and because the policies in the Development Management DPD are delivering the objectives set out in the Core Strategy the extent of appraisal is less significant for the Development Management policies.
- 11.1.3 Two issues are raised at the submission stage. The changes to the exception aspect of the open space policy where development can be permitted on open space are not clear enough. Depending on the quality of the existing open space you could end up with low quality replacement open space which would not be the desired affect. The supporting text has been revised at submission to clarify policy application to try and encourage an improvement when proposals come forward.
- 11.1.4 The changes to the approach to limited car parking have improved the clarity of the policy. However the changes to the residential parking standards will create an uncertain effect. Although the increase appears to be marginal its aim is to encourage more parking which has a negative sustainability impact on reducing congestion and greenhouse gas emissions compared to the policy in the preferred approach draft. Further evidence is expected to support the changes to the car parking standards for submission.
- 11.1.5 The significant changes made at Further Proposed Changes stage were appraised and no amendments were recommended.

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Appendix

11.1 Summary of appraisal of alternative Development Management policy options

12.1.4 The table below sets out a summary of the conclusions of the Sustainability Appraisal of the alternative options that were identified as part of the policy development process contained in the 'Preferred Approach'. The full appraisal is set out in the tables in the 'Development Management Policies – Preferred Approach: Sustainability Appraisal'.

Alternative policy	Summary of appraisal
Alternative to DM01: particular areas of special character could be identified	The alternative approach would identify individual areas of special character which would give further policy for development in those areas. Whilst it would be positive for these areas preserving their character with more focus it may be detrimental to those areas not covered. These non special areas could come under increasing pressure in the long term for more comprehensive re-development.
Alternative to DM02	There are no alternatives to this policy.
Alternative to DM03: increasing energy efficiency in developments	The alternative approach is to increase the level of energy efficiency reduction. Setting higher targets for energy reduction would reduce carbon emissions below the current policy does. However the evidence base does not currently exist to support the feasibility of setting higher standards for energy reduction as increasing standards will cost more and impact the viability and delivery of development.
Alternative to DM04	There are no alternatives to this policy.
Alternative to DM05	There are no alternatives to this policy.
Alternative to DM06: set targets that require a development to provide a specific percentage of each unit size.	The alternative would be to provide a prescriptive percentage target to ensure that a certain amount of each unit size was provided in a development. However this approach could prove prescriptive and inflexible in delivery as percentage targets may be inappropriate for some developments. This could affect overall housing delivery which may have a negative social impact as it reduces the opportunities for new housing to be provided in the borough.
Alternative to DM07	There are no alternatives to this policy.
Alternative to DM08: An indicative sliding scale could be applied with a specific number of units of affordable housing	The alternative option suggests a prescriptive approach to policy with a sliding scale giving a target for affordable housing between 10 and 15 units. Whilst having a positive social impact this would not provide officers the flexibility to test the viability of individual schemes between 10 and 15 units. This may ultimately provide more affordable housing.
Alternative to DM09: An alternative to	An alternative to mixed use development would be to refuse any loss of employment space in town centres and exacerbate obsolete commercial, in

Alternative policy	Summary of appraisal
mixed-use development would be to refuse any loss of employment space in town centres.	<p>particular office buildings. However some employment spaces may not be meeting current business needs but be unable to change therefore having a flexible approach would allow for their redevelopment and modernisation.</p> <p>We could allow complete change of employment land to residential use. However this would not provide the opportunity for community uses or preserve employment floor-space which could diminish long term vitality and viability in the town centres. Residential uses generate the greatest return and will generally always be more profitable than other land uses in Barnet except intensive retail supermarket development. Therefore without policy to help, alternative uses would not be considered.</p> <p>An alternative to identifying a percentage for retail uses in the primary and/or secondary town centre frontages would be to rely on Development Management officers' judgement in preventing an over concentration of similar uses or a significant break in the frontage. Such an approach could be arbitrary, less transparent, giving less clarity to landowners and potential businesses about what might or might not be approved, and harder to monitor.</p>
Alternatives to DM10: The alternative is to either protect all retail uses in all local centres and parades or allow change of use to residential before considering alternative uses	<p>The alternatives are to either protect A1 uses without flexibility or to allow loss to residential. Protecting all A1 use is not feasible as it does not allow for flexibility and it may be detrimental in the long term as it may contribute to the long term decline of a centre. This could lead to a loss of services and employment and have negative social and economic impacts.</p>
Alternatives to DM11	<p>There are no alternatives to this policy.</p>
Alternatives to DM12: are either a weakening of protection for employment space or a strengthening	<p>The policy approach would be either to protect employment space from no change at all or to allow considerable change to other uses. The direct appraisal impacts are all economic. A weakening could lead to an unacceptable loss of employment space and a negative impact on small businesses as landowners took advantage of the opportunity to realise a greater return on their land at the expense of economic prosperity and enterprise in the boroughs. Conversely a stronger approach may lead to the gradual decline in quality of employment space as landowners are unable to regenerate land to provide new employment spaces to meet changing business needs fit for modern industry.</p>
Alternative to DM13	<p>There are no alternatives to this policy.</p>
Alternative to DM14	<p>There are no alternatives to this policy.</p>
Alternative to DM15	<p>There are no alternatives to this policy.</p>